

APPENDIX E

SUMMARY OF PHASE 1 ENTERPRISE ZONE BROWNFIELD'S PRIORITIZED INVENTORY

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Initial Site Group

The initial site grouping includes eight (8) identified Brownfields in Bristol Township, Bristol Borough and Morrisville Borough. All eight (8) sites were put through a formal evaluation and ranking process as discussed in Section 3.2 and the results were compiled into a prioritized site inventory. The following sections give a brief description of each property in the inventory and the status of the environmental site assessment and reuse process.

Riverfront North

Riverfront North was the top scoring site in the initial grouping with a score of 8.5 out of 10. The 32-acre property situated along Radcliffe Street in Bristol Borough is characterized by the following positive attributes for potential site reuse: large property size, no apparent land use restrictions, waterfront location and available public transportation within one-eighth of a mile of the site. The vacant property, currently titled to the Authority, was formerly utilized as a ship building facility, a zinc plant and a bleach plant. Previous environmental assessments have been conducted on the property, but to date, the Authority does not have any current information or data.

This included filing and obtaining a grant from the Industrial Site Reuse Program for the development and implementation of a Baseline Remedial Investigation Workplan at the Riverfront North Site. This work is ongoing and will lead to the determination of potential Act 2 Remediation requirements to support future site re-development.

Staley Plant

A.E. Staley produced corn syrup at the facility on E. Post Road in Morrisville since the early 1900's. The 42-acre, privately held property is now utilized as a transfer station. The site scored a 8.05 out of 10 in the ranking process. The site possesses the following positive attributes for redevelopment: large lot size and the existence of potential usable buildings and structures. The site is surrounded by residential properties and environmental assessments are known to exist for the site. Staley currently operates a transfer station at the site. They have been already looking to sell and/or redevelop the rest of the site.

Green Lane Industrial Center

The Green Lane Industrial Center located on Hunter Road in Bristol Borough is the location of a former distillery and tannery. The vacant, privately owned, 13-acre site contains numerous one-story buildings with a total area in excess of 200,000 square feet. The site has no apparent land use restrictions, excellent highway access and available public transportation within one eighth of a mile, which resulted in a total score of 7.5 out of 10. The site is privately owned and is currently available for sale.

Former Manor Park Landfill

The Manor Park Landfill located on Penn Avenue is the former municipal landfill for Morrisville Borough. The 10-acre property is owned by Morrisville Borough and is zoned as community service. The property has no apparent land use restrictions, 10 acre lot size and available public transportation, which resulted in a total score of 6.6 out of 10. Previous environmental assessments were

reportedly completed for the property, most likely dealing with the closure of the former landfill. The property is located adjacent to a vacant elementary school and a senior citizen activity center.

Grundy Power Plant

The Grundy Power Plant is the former power plant for the Grundy Industrial Complex located on Canal Street in Bristol Borough. The privately held property is the smallest of the initial group with a lot size of one-half acre and contains one vacant building. The property has no apparent land use restrictions and available public

transportation, however, highway access is restricted. The site scored a 6.55 out of 10 in the ranking process.

Recently, the Redevelopment Authority of Bucks County also acquired the Grundy Power Plant property and obtained a grant from the Industrial Site Reuse Program for the development and implementation of a Baseline Remedial Investigation Workplan for the site.

Forrest Property

The Forrest Property located on State Road in Bristol Township is a vacant property with one existing building. Previous site uses have not been identified for this site. The privately held site is relatively small with a lot size of 1.54 acres, it has no apparent land use restrictions and available public transportation within one eighth of a mile. The small lot size coupled with restricted highway access contributed to a total score of 5.65 out of 10. This site is currently available for sale.

Correll Steel

The Correll Steel facility on Coates Avenue in Bristol Township was formerly utilized for paint manufacturing and warehousing. The 7.6-acre property includes one (1) large vacant/empty building, available public transportation within a half mile, but has restricted highway access. Previous environmental assessments were reportedly completed for the property. Based on the ranking of site attributes, the site scored a 5.4 out of ten. The owners of this site are currently in bankruptcy and have delinquent tax issues.

The Correll Steel Facility was designated as a Pennsylvania "key site" and implementation of a Baseline Remedial Investigation has been underway by PADEP using one of its qualified contractors.

Westmoreland Tubular

The Westmoreland Tubular property is located on Beaver Dam Road in Bristol Township. The 2.155-acre privately held property is currently vacant and contains one building with an area of 24,000 square feet. The property has no apparent land use restrictions, public transportation is available within one half mile, however, there is restricted highway access. An environmental investigation was conducted under the PADEP HSCA program. The site scored a 5.4 out of 10 in the ranking process.