

APPENDIX F

SUMMARY OF PHASE 2 ENTERPRISE ZONE BROWNFIELD'S PRIORITIZED INVENTORY

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Initial Site Group

The initial site grouping includes seventeen (17) identified Brownfields in the three (3) Pilot communities. All seventeen (17) 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.

Rybas Property

Rybas Property was the top scoring site in the initial grouping with a score of 7.6 out of 10. The 20-acre property situated along State Road in Bensalem is characterized by the following positive attributes for potential site reuse: large property size, no apparent land use restrictions, highway access, available public transportation within one-half of a mile of the site. The vacant property, currently titled to John Rybas, was formerly utilized by DuPont for the production of fertilizer. The Authority is currently in the process of obtaining ownership of the property. Previous environmental assessments have been conducted on the property, but to date, the Authority does not have any current information or data.

Evans Property

The Evans Property is located on Route 13 in Tullytown. The vacant, privately owned, 1.56-acre site contains several buildings. 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 7.05 out of 10. The site is privately owned and the environmental status is unknown.

Bensalem Alloys Limited

Bensalem Alloys Limited is located on Street Rd. at the entrance to the I-95 Industrial Park in Bensalem. The 8.54-acre, privately held property is currently under utilized. The site scored a 7.0 out of 10 in the ranking process. The site possesses the following positive attributes for redevelopment: good lot size and the existence of potential usable buildings and structures, no Known land use restrictions, highway access, and public transportation within one-half mile. Environmental assessments are known to exist for the site.

Graham Trucking Property

The Graham Trucking Property is located behind the Pa Railroad tracks by the Courier Times building in Tullytown. The 7.6-acre property consists of two parcels which are owned by David Graham. The property is currently used by Graham Trucking for truck and tractor parking. The property has no apparent land use restrictions, 7.6 acre lot size, highway access and available public transportation, which resulted in a total score of 7 out of 10. Previous environmental assessments are unknown.

Pagzagi Property

The Pagzagi Property is located at 537 West Bridge Street in Falls Township. The privately held property with a lot size of 14.24-acres. The property has no apparent land use restrictions and available public transportation, excellent highway access. The site scored a 7 out of 10 in the ranking process.

Huston Auto Property

The Huston Auto Property located on Tyburn Road in Falls Township is utilized as a salvage auto yard 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 8.08 acres, it has no apparent land use restrictions and excellent highway access, however no available public transportation. The small lot size coupled with the lack of public transportation contributed to a total score of 6.6 out of 10. Environmental assessment status is unknown.

Falls Property

The property located at Route 1 and West Bridge Street is currently owned by Falls Township. The 2.4-acre property is currently vacant with the exception of some metal debris, automobiles and trailers. The site has available public transportation within a half mile and excellent highway access and no known land use restrictions. It is unknown if previous environmental assessments were reportedly completed for the property. Based on the ranking of site attributes, the site scored a 6.55 out of ten.

McGill Carriers Property

The McGill Carriers property is located on New Ford Road in Falls Township. The 14.17-acre privately held property is currently vacant and contains one building. The property has no apparent land use restrictions, highway access is available within one half mile, however, there is limited public transportation. It is not known if any environmental assessments have been conducted at the site. The site scored a 6.45 out of 10 in the ranking process.

Archdiocese Landfill

The Archdiocese Landfill property is located behind St. Micheals School and church in Tullytown. The 30.552-acre privately held property is currently vacant with no buildings or structures. The property has possible land use restrictions based on its former use as a landfill. Public transportation is available within one half mile and there is highway access within approximately one half mile. It is not known if an environmental investigation of the property was conducted. The site scored a 6.25 out of 10 in the ranking process.

Hodges Property

The Hodges property is located on South Pennsylvania Avenue in Falls Township. The 1.54-acre privately held property is currently vacant and contains the framing of a former building. The property has no apparent land use restrictions, there is highway access, however, public transportation is not available. It is not known if any environmental assessments have been conducted at the site. The site scored a 6.15 out of 10 in the ranking process.

Yeager Property

The Yeager property is located on South Pennsylvania Avenue in Falls Township. The 1.989-acre privately held property is currently vacant and contains no buildings or structures. The site is currently being utilized for the storage of tractor trailers. The property has no apparent land use restrictions, highway access is present, however, public transportation is not available within one half mile. It is not known if any environmental assessments have been conducted at the site. The site scored a 6.15 out of 10 in the ranking process.

Bradley Property

The Bradley property is located near Route 1 in Falls Township. The 17.02-acre privately held property currently contains auto and truck parts. The property has no apparent land use restrictions, public transportation is available within one half mile, however, there is limited highway access. It is not known if any environmental assessments have been conducted at the site. The site scored a 5.75 out of 10 in the ranking process.

Simons Industrial Park

The Simons Industrial Park is a combination auto repair and body shop located in Tullytown. The 9.32 acre privately held property currently contains seven buildings of which approximately 50 percent are occupied. The property is within a 100 to 500 year flood plain and does not have public transportation available, however, there is highway access and the existing buildings are reusable. It is not known if any environmental assessments have been conducted at the site. The site scored a 5.7 out of 10 in the ranking process.

Conrail Landfill/Dump

The former Conrail Landfill/Dump is located on the corner of Newbold Road and My Lane in Falls Township. The 1.54-acre privately held property is currently vacant and contains no buildings. The property may have a land use restriction based on its former use as a dump. Public transportation is not available, however, there is highway access. It is not known if any environmental assessments have been conducted at the site. The site scored a 5.5 out of 10 in the ranking process.

Haedrich Property

The Haedrich property is located on My Lane in Falls Township. The 13.23-acre privately held property is currently vacant and contains no buildings. The last known use of the site was as a auto salvage yard. The property has no apparent land use restrictions, however, public transportation is not available and there is restricted highway access. It is not known if any environmental assessments have been conducted at the site. The site scored a 4.95 out of 10 in the ranking process.

Daley Property

The Daley property is located on Franklin Avenue in Bensalem. The one-acre privately held property is currently vacant and contains no buildings, however, the site is used to store auto parts and tractor trailers. The property has no apparent land use restrictions, public transportation is available within one half mile, however, there is limited highway access. It is not known if any

environmental assessments have been conducted at the site. The site scored a 4.9 out of 10 in the ranking process.

Lelinski Property

The Lelinski property is located on Main Street in Tullytown. The 5-acre privately held property is currently an operating auto salvage yard. The property has no public transportation and there is restricted highway access. It is not known if any environmental assessments have been conducted at the site. The site scored a 2.95 out of 10 in the ranking process.