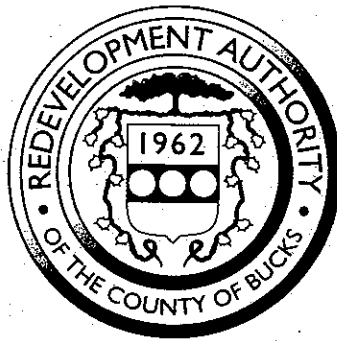


BUCKS COUNTY BROWNFIELDS INVENTORY AND US EPA BROWNFIELDS PILOT SUMMARY REPORT

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EXECUTIVE SUMMARY

This report documents the activities completed on behalf of the Redevelopment Authority of the County of Bucks (the Authority) to develop a County Wide inventory of Brownfield's Sites. The communities targeted by this effort include two categories of Brownfield sites. Brownfield sites in Bristol Borough, Bristol Township, Falls Township, Bensalem Township, Morrisville Borough, and Tullytown Borough cut off access to the River, thwart attempts to bring additional jobs to the area, and serve as a blighting influence. These conditions are also being studied and addressed through the Bucks County Waterfront Revitalization Plan which is focused on improved access to the riverfront and promoting targeted economic development. Smaller Brownfield sites in the county contribute to an area-wide pollution problem from discharges that have occurred during industrial and commercial operations. These smaller Brownfield sites pose a potential public health threat, and complicate the redevelopment of key sites in the economic revitalization of these communities. As this process has proceeded in a phased approach, with different municipalities being inventoried over the period from 1997 through 2004, the initial inventories that were completed have been reviewed and updated and are included in this report. Therefore, the final inventory list presented herein represents a current listing of Brownfield's Sites in Bucks County at the time of the report preparation.

As a result of preparing this Inventory of Brownfield's Sites located within the County of Bucks, the Authority has identified priorities in terms of activities to implement on specific sites to stimulate redevelopment activities with the greatest potential for return in terms of added economic revitalization. The result of the implementation of these activities has been an increase in the redevelopment and re-use of Brownfield's Sites throughout the County. This can be seen in many success stories where the perception of environmental contamination has been dispelled to create the opportunity for redevelopment and reuse. This report documents many of these success stories of Brownfield's Redevelopment throughout the county as supported by the activities of the Authority. As an example of the economic revitalization that can occur, we have highlighted the successful redevelopment of Riverfront North, strategically situated on the Delaware River in Bristol Borough within the Bucks County Enterprise Zone. Grant funds were leveraged to conduct environmental assessments and thereby develop and implement remediation plans that were successfully integrated into the site reuse planning and redevelopment process. As a result, a ten fold increase in tax revenues will be generated from this property and mixed use redevelopment has revitalized the waterfront of the Borough. In addition, several other success stories are highlighted in this report.

Due to the efforts put forth over a six year period, the Authority has prepared a County Wide Potential Brownfield Sites Inventory which includes approximately 226 sites and is presented on Table 1. The Confirmed Brownfield Sites Inventory, which are sites that were confirmed as Brownfield sites by the work completed during the inventory process, includes approximately 108 sites and is presented on Table 2. These properties are believed to have the highest potential for redevelopment. Based on the work completed during the initial phases of the inventory process, several sites have been or are in the process of being redeveloped. Sites that have been redeveloped or are in the process of redevelopment, which include approximately 53 sites, are presented on Table 3. The Landfill/Dump Sites Inventory includes sites with permitted and non-permitted landfills or dumps. Ten sites are included on this list and are presented on Table 4. In addition, a list of leaking underground storage tank (LUST) sites was also obtained from the Pennsylvania Department of Environmental Protection (PADEP) and is included in Appendix A. The retail fuel service station sites associated with these LUST sites are included in Appendix B.

1.0 INTRODUCTION

This report documents the activities completed on behalf of the Redevelopment Authority of the County of Bucks (the Authority) to develop a County Wide inventory of Brownfield's Sites. The communities targeted by this effort include two categories of Brownfield sites. Bristol Borough, Bristol Township, Falls Township, Bensalem Township, Morrisville Borough, and Tullytown Borough all have Brownfield sites which front the Delaware River, which are part of the County of Bucks' Enterprise Zone. These large Brownfield sites cut off access to the River, thwart attempts to bring additional jobs to the area, and serve as a blighting influence. The planned redevelopment of these sites will incorporate access to the Delaware River and to boating; greenspace including parks, walking trails, and bike paths which connect with the planned East Coast Greenway, and mixed use developments with office space, housing, and appropriate commercial facilities such as a marina.

The second type of Brownfield Site in the County are smaller sites which contribute to an area-wide pollution problem. For example, Perkasio Borough has Brownfield's sites that have contributed TCE to the groundwater. These smaller Brownfield sites pose a potential public health threat, and complicate the redevelopment of key sites in the economic revitalization of these communities.

As this process has proceeded in a phased approach, with different municipalities being inventoried over the period from 1997 through 2004, the initial inventories that were completed have been reviewed and updated and are included in this report. Therefore, the final inventory list presented herein represents a current listing of Brownfield's Sites in Bucks County.

This report presents:

- The criteria used to identify Brownfield's Sites.
- A summary of the methodology for the Brownfield's Inventory program that has been implemented by the Authority.
- Summary information regarding the numbers and types of Brownfield's Sites located within the County.
- A detailed listing of selected Brownfield's Sites and of the status of redevelopment activities on inventoried sites.

As a result of preparing this Inventory of Brownfield's Sites located within the County of Bucks, the

Authority has identified priorities in terms of activities to implement on specific sites to stimulate redevelopment activities with the greatest potential for return in terms of added economic revitalization.

2.0 BROWNFIELDS AND THE ENTERPRISE ZONE IN BUCKS COUNTY

Enterprise Zone designation from the Commonwealth of Pennsylvania was secured in 1997. The six (6) municipalities incorporating the Enterprise Zone are among the nation's oldest communities and the county's most populous. A map of the Enterprise Zone is provided in Figure 1. Since mid-century, the area has been home to great industrial giants such as USX, Rohm and Haas, AE Staley and 3M. The economic vitality of these communities centered around this manufacturing industrial base located along the shores of the Delaware River. Over the past two decades, the loss of 10,000 jobs at US Steel along with industrial downsizing has left this area with the county's highest rates of unemployment, especially among skilled workers. Nevertheless, these densely populated communities continue to represent nearly one-third of the county's population while comprising only ten percent of the county's land.

Brownfield's often remain vacant or only partially utilized due in part to perceived environmental problems. As a result, new start-up businesses or expanding businesses considering locating in this area, given the area's otherwise premier location, accessibility to a large qualified workforce and transportation network, have instead selected undeveloped sites in other parts of the county, leaving much of the valuable assets to further decay and exacerbating the process of suburban sprawl. In many cases it is found that the perception of environmental problems is not warranted. U.S. EPA National Brownfield's Pilots are awarded to help cities and communities identify local Brownfield's sites, and to develop a model for the cleanup and redevelopment of the vacant and underutilized properties.

By inventorying the Brownfield's sites in the County, the Authority has been able to increase awareness of financial and regulatory incentives that are available to assist property owners in developing a plan to dispel any misconceptions regarding environmental issues and begin the path forward to re-development and reuse.

More than three (3) square miles of vacant property lie within the Enterprise Zone as well as an unaccounted, significant number of under-utilized buildings or abandoned properties generally

referred to as Brownfield's. Therefore, the initial phase of the Pilot focused on Brownfield's properties within three (3) EZ communities: Bristol Township, Bristol Borough and Morrisville Borough. The second phase of the Pilot provided an inventory of Brownfield's properties located within Bensalem Township, Falls Township, and Tullytown Borough. These municipalities contain many of the counties Brownfield's Sites and also suffer from many socio-economic distress factors including high poverty and unemployment figures. To complete the inventory of Brownfield's Sites in Bucks County, the third phase of the Inventory Program addressed all remaining municipalities throughout the County and included an update of the Inventories completed in Phases 1 and 2.

The significance of the riverfront to the Enterprise Zone is currently the focus of the Bucks County Waterfront Revitalization plan. Brownfield sites in Bristol Borough, Bristol Township, Falls Township, Bensalem Township, Morrisville Borough, and Tullytown Borough cut off access to the River, thwart attempts to bring additional jobs to the area, and serve as a blighting influence. These conditions are also being studied and addressed through the Bucks County Waterfront Revitalization Plan which is focused on improved access to the riverfront and promoting targeted economic development. Several Brownfield Sites and areas of undergoing environmental cleanup have been identified along the riverfront within the Enterprise Zone in the Waterfront Revitalization Plan.

3.0 OBJECTIVE

The objective of the Pilot was to empower communities by completing an inventory of vacant or underutilized, potentially contaminated industrial and commercial properties which have a strong potential for redevelopment and reuse, and to establish a Brownfield's Revitalization Program. The Revitalization Program enables the communities to redevelop identified and prioritized sites. To achieve the objective, the Authority has: 1) defined and identified Brownfield's properties throughout the County, 2) selected sites within the Enterprise Zone for inclusion in a ranking process, 3) established a formal ranking of Enterprise Zone sites based on a list of defined attributes, and 4) identified goals and objectives with recommendations for proceeding with environmental site assessment and reuse planning activities throughout the County.

4.0 SUMMARY OF US EPA BROWNFIELDS PILOT INVENTORY ACTIVITIES

The Authority initiated the development of an Inventory of Brownfield's Sites in the County with the award of the USEPA National pilot in 1997. The following summarizes the separate phases that were

implemented to develop the County Wide Brownfield's Inventory program.

- **Initial Bucks County Enterprise Zone USEPA Brownfield's National Pilot:** -
- **Phase 1:** With the award of the USEPA Pilot in 1997, Brownfield's sites were inventoried within three (3) EZ communities: Bristol Township, Bristol Borough and Morrisville Borough.
- **Bucks County Enterprise Zone USEPA Brownfield's National Pilot –Phase 2:** The second phase of the Pilot provided an inventory of Brownfield's properties located within Bensalem Township, Falls Township, and Tullytown Borough. This was accomplished over the period of 1999 – 2000.
- **2004 County Wide Brownfield's Inventory Program – Phase III:** Over the period of 2001 – 2004, outreach to all county municipalities was conducted by the Authority to identify Brownfield's sites throughout the County. In addition, an effort was made to educate local government bodies regarding the incentives available for the assessment, remediation and redevelopment of identified Brownfield's Sites.

As presented below, the successful reuse and redevelopment of Riverfront North is one example of many successful Brownfield's Projects that have occurred and are underway in Bucks County. This example is presented to highlight the importance of replacing the perception and fear of redevelopment of Brownfield's with objective information. By overcoming the perceived fear of environmental contamination, redevelopment and reuse can be planned and accomplished resulting in economic revitalization. The successful redevelopment and purchase of assessed Brownfield sites has been completed at several sites in Bristol Borough, especially along the Delaware River front. These sites have reached their current status through the collaborative effort of the Borough, BCRDA and the PADEP Act 2 legislation and associated financial assistance. These sites and the increased tax revenues gained through their redevelopment were presented to the State Senate Environmental Resources and Energy Committee by Robert White on June 25, 2003. A copy of the testimony presented to the Senate is presented in Attachment A. Additional

Brownfield Redevelopment successes are highlighted in Appendix C.

Riverfront North – A Brownfield’s Success Story for Economic Revitalization

The approximately 48 acre property situated along Radcliffe Street in Bristol Borough was identified during the initial US EPA Brownfield’s Pilot by the Authority as the top ranking site for redevelopment. The site was 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. Working with state and federal agencies, the Authority supported the successful redevelopment and reuse of this site into four mixed use end users that are generating substantial financial and economic benefits for the Borough and the community.

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 were conducted on the property, however, the available information was not provided to the Authority and the site was perceived to have environmental liabilities that would prevent viable redevelopment.

In order to assess environmental conditions at the Riverfront North Site, the Authority filed for and obtained a grant from the Pennsylvania Industrial Site Reuse Program for the development and implementation of a Baseline Remedial Investigation Workplan. This work led to the determination of Act 2 Remediation requirements to support future site re-development. Following the development of a Remedial Action Plan and of a Site Reuse Plan, the Authority supported redevelopment plans through securing over 9 million dollars in financing through a combination of grant funds and discounted loans. This resulted in the successful redevelopment of 18 acres for the Island View office park, 13 acres for the 56 residential homes in the Villas at Riverview development and 17 acres which have been improved for future site development. Based on current and future real estate taxes to be generated from this development, over 6 million dollars in tax revenues will be generated over a ten year period.

5.0 SUMMARY OF INVENTORY METHODOLOGY

For the US EPA Brownfield’s Pilots conducted in the Enterprise Zone communities, a formal process

for ranking and prioritization of inventoried sites was conducted. The following tasks were implemented:

- Task 1 - coordination with the EZ and community stakeholders.
- Task 2 - site inventory, categorization and ranking of defined eligible sites.
- Task 3 – preparation and implementation of an Environmental Site Assessment and Reuse (ESAR) Plan.

For the 2004 County-Wide inventory, the following tasks were implemented:

- Outreach by the Authority to all municipalities located within the county to identify Brownfield Sites reported by public officials.
- Inventorying of Brownfield Sites including classifying sites based on known and, or reported existing conditions.
- Identification of lists and resources of related Site information including known Leaking Underground Storage Tank Sites.

5.1 Brownfield's Site Eligibility

All sites considered for the Brownfield's Inventory must be consistent with the U.S. EPA definition of a Brownfield's, which is a vacant or underutilized commercial or industrial property with perceived or real contamination and an active potential for redevelopment or reuse. During Phases 1 and 2, within the Enterprise Zone, based upon discussions with the Brownfield's working group, EZ goals and the Pilot objectives, Brownfield's site eligibility criteria for the formal ranking process were defined. For a property to be considered an eligible Brownfield's property for inclusion in the US EPA Enterprise Zone Inventories, it must be located within or adjacent to the EZ boundaries and have a lot size of one-half acre or greater.

5.2 Organization and Community Outreach

For the Enterprise Zone Brownfield's Pilots, a Brownfield's working group was created that consisted of legal and technical consultants, a variety of community officials, representatives

from county economic development and planning agencies, and EZ officials. The group worked as a Community Outreach Task Force and served primarily as a liaison between the Pilot communities, the EZ and agencies involved with redevelopment activities. A list of the Brownfield's working group members and affiliations for Phases 1 and 2 is provided in Attachment B.

For the County Wide Brownfield's Inventory, community outreach included contacting officials from municipalities located throughout the County. Attachment C presents a listing of all municipalities contacted for the County Wide inventory.

5.3 Enterprise Zone Brownfield's Site Identification and Inventory

To identify Brownfield properties in each of the Enterprise Zone communities, a list of vacant, industrial and commercial properties was obtained from the Bucks County Board of Assessment and Planning Commission. To determine if the properties on the list were eligible Brownfield's; meetings were held with the participating communities to verify the status of each property. Each community was also invited to suggest properties which were not on the tax assessors list and which met the eligibility criteria for inclusion in the Pilot. In addition, a "windshield" survey was conducted of each community to visually inspect and verify the current use of each property.

5.3.1 Phase 1: Bristol Township, Bristol Borough and Morrisville Township

During Phase 1, an initial inventory of 307 sites were identified within the Pilot Communities of Bristol Township, Bristol Borough and Morrisville Borough. A copy of the initial site inventory is included in Attachment D. Sixty Nine (69) eligible Brownfield's sites were identified and further evaluated. It was decided that vacant/undeveloped sites would be entered into a database for future evaluation. Remaining sites included portions of active sites operated by apparently viable operating entities and were not considered further as part of the Pilot. A final inventory of eight (8) sites was compiled.

The final Brownfield's Site inventory consisted of a total of eight (8) properties that included: Three (3) located in Bristol Township; three (3) in Bristol Borough; and two (2) in Morrisville Borough. A copy of the final site inventory is provided as Attachment E. The location of the Brownfield properties for Bristol Township, Bristol Borough and Morrisville Borough are illustrated on Figures 2, 3 and 4, respectively.

5.3.2 Phase 2: Bensalem Township, Falls Township and Tullytown Borough

During Phase 2, an initial inventory of 238 sites was established for Bensalem Township, Falls Township and Tullytown Borough. A copy of the initial inventory is provided as Attachment D. Based on the input received from each community, the EZ, the Authority, and the windshield inspection, the initial inventory was evaluated and divided into two (2) groups. This included a grouping of vacant/undeveloped properties and eligible Brownfield's sites. The fifty-five (55) eligible Brownfield's sites were further evaluated and a final inventory of seventeen (17) sites was compiled. Remaining sites included portions of active sites operated by apparently viable operating entities and were not considered further as part of the Pilot.

The final Brownfield's Site inventory consisted of a total of seventeen (17) properties: three (3) located in Bensalem Township, nine (9) in Falls Township, and five (5) in Tullytown Borough. A copy of the final site inventory is provided as Attachment E. For each Brownfield's property on the site inventory, a Site Profile Form was

completed. The form contained such general information as site address, property owner and address, lot size and site status. A copy of this form which was completed for each site is provided as Attachment F. Maps of Bensalem Township, Falls Township and Tullytown Borough showing the location of the Brownfield properties are provided as Figures 5, 6 and 7, respectively.

5.4 Enterprise Zone Brownfield's Site Ranking

To begin the ranking and prioritization process of the properties on the inventory, a list of site attributes was compiled. Site attributes were identified and selected with input from the working group to be compatible with the unique resources of the EZ communities. The site attributes included: land use restrictions, lot size, highway access, public transportation service, environmental condition, existing buildings/structures, and recreational/historical/cultural value. Each site attribute was assigned a weight as an indication of its relative importance in the ranking process. The weights were expressed in terms of a percentage and the total of the weightings for all attributes equaled 100%.

In addition, for each site attribute, defining parameters were established. For example, lot size was defined as properties less than 3 acres, 3 to 10 acres, or greater than 10 acres. Each parameter was then given a value so that a score can be obtained for each parameter by multiplying the appropriate parameter value by the corresponding weight. The scores for each attribute were then added together to give a total score for the site. This process is illustrated on the sample Site Ranking Worksheet provided for each site as Attachment G. Based on the established ranking process, the site inventory was prioritized to summarize the relative ranking for each site for potential redevelopment and reuse. As described in Section 6.2, the Authority has utilized the inventory and ranking process to determine appropriate resources to support re-use and redevelopment throughout the Enterprise Zone.

5.5 Countywide Inventory Process – Phase 3

This work was completed as part of the U.S. EPA National Brownfield's Assessment Demonstration Pilot (the Pilot) awarded to the Enterprise Zone (EZ) of Bucks County in 1999.

The inventory process has subsequently supported the selection of Brownfield's Sites located throughout the County for environmental assessment, cleanup and in many cases re-use.

The communities targeted by this effort include two categories of Brownfield sites. Bristol Borough, Bristol Township, Falls Township, Bensalem Township, Morrisville Borough, and Tullytown Borough all have Brownfield sites which front the Delaware River, which are part of the County of Bucks' Enterprise Zone. The planned redevelopment of these sites will incorporate access to the Delaware River and to boating; greenspace including parks, walking trails, and bike paths which connect with the planned East Coast Greenway, and mixed use developments with office space, housing, and appropriate commercial facilities such as a marina.

The second type of Brownfield Site in the County are smaller sites which contribute to an area-wide pollution problem. For example, Perkasio Borough has Brownfield's sites that have contributed TCE to the groundwater. A plume at least a mile long has been discovered in the ground water from which Perkasio draws its public water supply. In addition, an unknown number of private wells have been impacted. Perkasio is working to complete the delineation of the plume and to identify all the sources. These smaller Brownfield sites pose a potential public health threat, and complicate the redevelopment of key sites in the economic revitalization of this community. Low interest remediation loan funds are critical if the Borough is to clean up this plume, address the sources of the contamination, and redevelop their Brownfield sites. The redevelopment of these sites will be determined by community need.

The county wide Brownfield's inventory effort began with 173 potential Brownfield sites that were identified by the Authority through municipal contacts and known sites from previous inventories.

These sites were located in the following municipalities:

Bedminster Township	Bensalem Township
Bristol Borough	Bristol Township
Buckingham Township	Chalfont Borough
Doylestown Borough	Falls Township
Haycock Township	Hilltown Township
Hulmeville Borough	Ivyland Borough
Middletown Township	Milford Township
Morrisville Borough	New Britain Borough
Newtown Township	Penndel Borough
Perkasie Borough	Plumstead Township
Quakertown Borough	Richland Township
Riegelsville Borough	Sellersville Borough
Springfield Township	Tinicum Township
Trumbauersville Borough	Tullytown Borough
Upper Makefield	Warminster Township
Warrington Township	Wrightsville Township
Yardley Borough	

A collaborated effort was made with the Authority to separate the Brownfield Sites located within Bucks County into specific categories. These include:

- Potential Brownfield Sites.
- Confirmed Brownfield Sites.
- Redeveloped and In Redevelopment Process Brownfield Sites.
- Landfill and/or dump Sites.

Wind shield surveys were conducted in 2002 and 2004 on several of the sites to determine the current site status. Observations including the land use, obvious restrictions, highway access, public transportation, obvious environmental concerns, existing buildings and their conditions and apparent recreational, cultural and historic significance were made during the windshield survey. Photographs were also taken of each property that was surveyed. A copy

of the windshield surveys conducted in 2002 and 2004 is included in Appendix D. Several of the original 173 potential Brownfield sites were eliminated based on knowledge of the sites lack of cooperating owners or inability to fit the sites into the Brownfield's definition.

The County Wide Potential Brownfield Sites Inventory includes approximately 226 sites and is presented on Table 1. The Confirmed Brownfield Sites Inventory includes approximately 108 sites and is presented on Table 2. The Confirmed Brownfield's sites are those sites confirmed as Brownfield's by known property attributes, the Windshield Survey and includes those properties thought as having the highest potential for redevelopment and gains for the community and prospective developer. The basis for inclusion on this list included such attributes as property location, property size and existing infrastructure on site and in the surrounding area. The Redeveloped sites include sites where redevelopment was completed or is currently under way. This redevelopment was supported by the formerly completed inventory efforts. The Redeveloped Brownfield Site Inventory includes approximately 53 sites and is presented on Table 3. The Landfill/Dump Sites Inventory includes sites with permitted and non-permitted landfills or dumps. Ten sites are included on this list and are presented on Table 4. In addition, a list of leaking underground storage tank (LUST) sites was also obtained from the PADEP and is included in Appendix A. Some of these sites include retail fuel service stations located throughout the county. Many of these sites have environmental impacts and some are underutilized or abandoned. As such, this list includes addition Brownfield's sites located in the county. A list of the retail fuel service stations included in the LUST sites is presented in Appendix B.

Through the efforts during all three phases of the inventory process, a list of Brownfield sites for the entire county is now available for use by prospective developers, municipal agencies and the general public.

6.0 JULY 2004 IMPLEMENTATION UPDATE

6.1 Redevelopment of Brownfield Sites in Bucks County

Several properties have been identified and redeveloped through the assistance of the previously conducted Enterprise Zone Phase 1 and Phase 2 US EPA Brownfield Pilot Inventories. The US EPA Brownfield's Pilot funds were leveraged to obtain additional funding from the PADEP Industrial Sites Reuse Fund and from the PADEP Key Sites Program to complete environmental assessment and remediation activities at the properties. In addition, the BCRDA provide resources to support re-development of these sites. Updated summaries of the previously conducted Phase 1 and Phase 2 Brownfield's Prioritized Sites Inventory within the Enterprise Zone are presented in Appendix E and F, respectively.

Throughout the County, additional Brownfield sites have also been or are in the process of redevelopment. These sites were identified during the Phase 3 County Wide Brownfield inventory effort. Examples of these properties include two lots in Hilltown Township where a WaWa convenience store is being constructed on a former commercial property, a former tractor and oil storage parcel in Ivyland where a new residential development exists and a former seafood distributor that will be developed into a bank in the near future. Several other success stories have occurred in the County and are presented on Table 3 and summarized in Appendix C.

6.2 US EPA Brownfield Revolving Loan Fund

With the award of the US EPA \$1,000,000 Revolving Loan Fund grant in June of 2004, the BCRDA has obtained additional financial resources for private entities that are re-developing Brownfield Sites. Applicants requesting a sub-grant must meet the initial criteria of extreme financial need in order for a sub-grant to be considered. Once that criterion is met, decisions on which properties will receive loan funds and sub-grant funding will be based on the priority ranking considerations. These ranking considerations include consideration of parks, greenways, and open spaces; the financial needs of the project; the extent to which the redevelopment of the property will improve a distressed community; and the reuse of existing infrastructure. This ranking system was created in part through a 1997 EPA

Brownfield's Assessment Pilot. As part of that project, Bucks County developed an inventory which initially identified 307 sites, the majority of which are located in the municipalities which make up the coalition of applicants for this RLF program. The inventory is currently being updated to include Brownfield sites in all municipalities which make up the RLF coalition, and is expected to be released to the public in spring 2004.

The most important factor in selecting recipients of this fund, after initial financial and eligibility criteria are met, is the consideration of the net positive impact it will have on the residents of these distressed neighborhoods. Revitalization of these areas would allow for sustained economic growth, bringing new investment and jobs, safer streets, stronger families, increased community pride and an enhanced quality of life. In selecting targeted sites, the following criteria will be considered:

- If left unaddressed, the site would pose a public health threat.
- The project is economically viable and can attract private sector investment.
- Redevelopment does not invite new environmental risks.
- The site has existing or potential value for recreational use, historic attributes, or cultural significance.
- The project improves the environment and quality of life in surrounding neighborhoods.
- The redevelopment creates job opportunities for disadvantaged residents.
- The project will result in increased tax revenues for the local municipality.
- The proposed redevelopment makes good use of existing infrastructure, including highway access and public transportation service, and existing structures.
- The project is feasible given existing land use restrictions, and lot size.

TABLES

FIGURES

APPENDIX A

LEAKING UNDERGROUND STORAGE TANK SITES

APPENDIX B

RETAIL FUEL SERVICE STATION LUST SITES

APPENDIX C

BROWNFIELD REDEVELOPMENT SUCCESSSES

APPENDIX D

BROWNFIELD SITES WINDSHIELD SURVEYS – 2002 & 2004

APPENDIX E

SUMMARY OF PHASE 1 ENTERPRISE ZONE BROWNFIELD'S PRIORITIZED INVENTORY

APPENDIX F

SUMMARY OF PHASE 2 ENTERPRISE ZONE BROWNFIELD'S PRIORITIZED INVENTORY