

Erie's "Crown Jewel" Earns National Brownfields Award

From the shores of Presque Isle to the Historic Brig Niagara and Erie Maritime Museum, Erie's scenic waterfront truly is the crown jewel of the community and the region.

— Tom Ridge
former
Governor

The Erie Front Street Complex took home the highest honor at the Phoenix Awards ceremony held on September 26 at the 2001 National Brownfields Conference in Chicago, Ill.

The Phoenix Awards recognize innovative yet practical brownfield remediation projects that bring blighted, old commercial and industrial sites back to productive use. A panel of judges representing both private industry and government selected the Erie Front Street Complex from entries submitted from across the country.

Charles Bartsch, a senior policy analyst for the Northeast-Midwest Institute and a Phoenix Awards judge, commented that the Erie Front Street Complex project was worthy of the Phoenix Awards Grand Prize because it exemplifies brownfield success in so many ways. "It showed that a community dedicated to brownfield reuse could take on a very old, long-contaminated property with significant site challenges — and make the reuse process work. It spawned a series of innovative and effective public-private partnerships, which all focused on successful revitalization of the site. The final effort brought benefits to a whole host of Erie stakeholders, from local residents able to take advantage of the recreational and cultural aspects of the project, to local merchants and service providers able to capitalize on the competitive advantages of the new development."

For more than 80 years, the 118-megawatt coal-fired power plant at GPU Energy's Front Street Station generated electricity to serve downtown Erie. Today, the former Front Street Station is now Bayfront Centre, a \$117 million mixed-use development including a maritime museum — featuring exhibits on the environmental transformation of the Great Lakes ecosystem — marina, public library, hotel and commercial and residential areas.

"It is a tremendous honor to be the recipient of such a prestigious award," Charles Mowbray, director of GPU's Environmental Affairs, said. "When we started this project our main intentions were to revitalize our community and **create jobs** for our citizens. This 2001 Phoenix Award Grand Prize shows us that our hard work did not go unnoticed."

Cleaning the Slate

In 1989, when the power plant reached the end of its economic vitality, GPU began planning the facility's closure. The 11-acre site contained a power plant, an electric substation, a 120-foot smokestack, fuel tanks, ash dewatering ponds and various other ancillary facilities that left behind a variety of environmental contaminants, including unburned coal, asbestos, heavy metals and an oil spill. The projected cost of decommissioning the plant and restoring the site to a greenfield condition totaled millions of dollars.

Following a study conducted jointly by GPU and North American Realty Advisory Services of New York City, GPU determined that redeveloping the site would offset the cost of station demolition and site remediation. Facing Lake Erie's Presque Isle Bay, the largest naturally sheltered bay on the Great Lakes, the site occupied an attractive **waterfront location** with proximity to downtown.



Erie's waterfront revitalization is anchored by the Erie Maritime Museum, preserving the region's rich maritime history.

In 1991, GPU began working with DEP to address the environmental issues at the site. Much of the cleanup work coincided with the launch of Pennsylvania's Land Recycling Program, also known as Act 2, and the Front Street Station remediation became one of the first sites cleaned up under the new program. The Land Recycling Program's **realistic standards** made the cleanup and redevelopment of the site feasible and affordable for GPU.

"The flexibility of the Land Recycling Program provided a nice change from the old 'cleanup to pristine conditions' policy of the past," Mowbray said.



One for the books. The Erie County Public Library and Civic Auditorium are just two of the new Bayfront Centre's main attractions.

Cleanup of the Front Street Station was completed in May 1998, and thanks to community support and **financial assistance** from a variety of partners, including the City of Erie, the Erie Port Authority and the Pennsylvania Department of Transportation, Erie's waterfront revitalization plans are well underway.

Smooth Sailing to Redevelopment

In June 2001, former Gov. Ridge applauded the turnaround taking place in Erie: "From the shores of Presque Isle to the Historic Brig Niagara and Erie Maritime Museum, Erie's scenic waterfront truly is the crown jewel of the community and the region."

GPU Energy, together with city and county government, state agencies, business leaders and the community indeed have created a crown jewel for this region — a cultural center for Erie, a destination point for millions of tourists, a new residential community and improved waterfront access. Hundreds of professional and non-professional jobs have been created with **highway and infrastructure improvements** totaling more than \$95 million dollars, and many hundreds more are on the way as the entire site is developed and becomes operational.

Bayfront Centre's potential is clear: The 92,000 square-foot Erie Maritime Museum vividly illustrates the region's rich maritime heritage. The Erie County Public Library attracts more than 4,000 visitors a day. The 8.5-acre Liberty Park offers walking and biking trails, playgrounds and a 150-seat

dockside amphitheater — all with a breathtaking view of Presque Isle. And, the U.S. Brig Niagara, an authentic replica of the U.S. warship aboard which Commodore Perry won the Battle of Lake Erie in the War of 1812, rests majestically in its berth facing the museum, adding to the splendor of Erie's waterfront revitalization.

Developers Nick Scott and Greg Rubino are exploring plans for a convention center, a restaurant and lakeside condominiums for the remainder of the site. "With the Land Recycling Program's liability relief, we can do almost anything with the property," Rubino said.



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For more information about **Bayfront Centre** contact DEP's Northwest Regional Office at (814) 332-6648.

Shop on Top of an Old Industrial Site Metroplex Shopping Center Turns Dust to Dollars



The Metroplex Shopping Center is a new, \$85 million development built on an 80-acre former brownfield site in Plymouth Meeting, Montgomery County.

The property was previously home to a variety of industrial activities, including brick manufacturing, quarrying, asbestos-coated pipe manufacturing, and most recently, aerospace research and development. For more than 20 years, the site sat unused. Today, the site is home to one of the largest “power” shopping centers in the Tri-State region, housing more than a dozen anchor tenants — including Lowe’s, Target, The Gap, Barnes & Noble and Office Depot — in 780,000 square feet of retail space.

Because of its location near the intersection of **three major highways** in the heart of a rapidly expanding commercial and retail corridor in the metro Philadelphia area, the former industrial site was an attractive piece of real estate, despite its contaminated landscape. It was only a matter of time before the opportunity would attract the right investors.

The Goldenberg Group, a privately owned **real estate development** company in Blue Bell, Pa., recognized the site’s potential. “The site offered a **terrific location** and **favorable demographics**,” Robert W. Freedman, vice president and general counsel with The Goldenberg Group, said. “We knew that **national tenants** would love to be there.”

Initially, the site was a mess. “The site resembled a moonscape,” Pam Trowbridge, a geologic specialist at DEP, said. “This was a very ugly piece of property. It had no vegetation and had

served as a convenient illegal dumping ground for years.” With its barrenness and environmental contamination, the site offered no benefits, such as open space. As such, the old industrial site represented a prime candidate for in-fill, providing an environmentally preferable **alternative to developing on farmlands or forests**.

Keys to Success

The Land Recycling Program’s (Act 2) **clear standards and control** were paramount to the success of this project. “The best thing we have going for us in Pennsylvania is the Act 2 provision that allows the developer to attain identifiable remediation standards in exchange for a release of liability for future cleanups at uncertain costs,” James Beste, vice president and director of development for The Goldenberg Group, said. “This is a critical component in putting together a deal because it provides a mechanism to manage the environmental liability risk in a project.”

The **flexibility** of the Land Recycling Program helped The Goldenberg Group clear a number of hurdles. Not only was the site riddled with different environmental problems that needed to be addressed, but the site also was composed of several smaller parcels of land that were owned by different entities. Pulling all of the properties together under one owner was a major undertaking. Knowing that there was a mechanism to manage the remediation costs was essential.

“**Lenders**, sellers and potential tenants need to know that environmental issues can be handled both financially and legally,” Beste said, “and that the Act 2 Buyer/Seller Agreement is a way to meet the time constraints of the deal and **limit exposure and risk** on a difficult brownfield site.”

An employee of Giant Supermarket re-stocks the shelves in the café — a popular lunchtime spot for the nearly 1,000 employees that work at the Metroplex shopping center.



When buried municipal waste was first discovered in an old landfill shortly after the site excavation began, DEP worked with The Goldenberg Group and its environmental consultants, Pennoni

A **Buyer/Seller Agreement** gives legal protection to a prospective buyer interested in purchasing a brownfield site. In these cases, sellers agree to clean up sites in order to sell the land. Once sites are assessed and the contaminants are identified and remediated according to Land Recycling Program standards, sellers receive relief from cleanup liability. This relief is transferred to buyers, thereby freeing the new landowners of cleanup obligations. Lenders also receive assurances from Buyer/Seller Agreements. The assessment and remediation plans provide certainty to the terms of the transaction. Lenders understand that early protection is provided to the buyer and are assured the cleanup will occur according to a certain time schedule.

Goldenberg Group representatives Kevin Trapper, Peter Farnum and Jay Beste select potted plants to give to community stakeholders who helped make the Metroplex project a success.



Associates, to address the issue. DEP worked out an arrangement with the developer to manage the material that had been excavated and then cap the landfill. Pennoni coordinated the recycling of excavated concrete and wood from the landfill and reused those materials to fill in other areas on the site, thereby reducing the volume of material to be disposed off-site.

Even as the project became more complicated, progress continued, and it all came together without any insurmountable delays. "The Land

Recycling Program provides **liability protection** on-site containment or reuse alternatives that meet specific standards," Tony Bartolomeo, president of Pennoni Associates, said. "DEP has come a long way over the last few years, maintaining firm standards to accomplish

human health and environmental goals without stifling development."

Manko, Gold & Katcher, LLP, an environmental law firm based in suburban Philadelphia, served as environmental counsel to The Goldenberg Group. Founding partner Joseph M. Manko describes the Land Recycling Program process as a fundamental change in brownfields policy. "I've worked on brownfield redevelopment projects in several states, and DEP's Act 2 is by far the easiest to work with and the most predictable."

Plymouth Township Reaps the Benefits

Aside from reclaiming an eyesore and mitigating a health and environmental hazard, the Metroplex Shopping Center has brought a variety of other benefits to the area. The development created hundreds of construction jobs over a two-year period. The shopping center itself created nearly **1,500 permanent jobs** and will pay millions of dollars in annual taxes. Also, as part of the construction process, The Goldenberg Group invested more than \$6 million in off-site highway improvements and contributed more than \$1 million to Plymouth Township's new community center.

"DEP personnel were extremely professional and efficient, which is so important when working with the private sector," Beste said. "The department really can make a difference in providing an economic benefit to Pennsylvania by encouraging the use of in-fill sites, as opposed to encouraging developers to develop, and thereby eliminate, other open space areas like forests or farmlands."



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For more information about the **Metroplex Shopping Center** contact DEP's Southeast Regional Office at (610) 832-5950.

1,000th Brownfield Cleanup Site Hosts Signing of National Brownfield Legislation

1,000th Brownfield Cleanup Site

Supporting communities, building up the economy. At the signing ceremony for H.R. 2869, the Small Business Liability Relief and Brownfield Revitalization Act, President Bush talks to audience members about the importance of community revitalization in strengthening the nation's economy.



The Millennium Corporate Complex in Conshohocken, Montgomery County, marks a new chapter for brownfield redevelopment both in Pennsylvania and the U.S. Not only is the Millennium Complex the 1,000th site to be cleaned up under the Department of Environmental Protection's (DEP) award-winning Land Recycling Program, but it also is where President George W. Bush signed into law landmark legislation to help developers clean up brownfields throughout the country.

On January 11, 2002, Gov. Mark Schweiker and DEP Secretary David E. Hess welcomed President Bush and U.S. Environmental Protection Agency Administrator Christie Whitman to a ceremony celebrating two unique milestones in brownfield redevelopment.

For Pennsylvania, the Millennium Complex — a \$270 million high-tech business complex built on a 30-acre former industrial site — represents the 1,000th former industrial site cleaned up under DEP's Land Recycling Program, which was launched in 1995. At the national level, the ceremony at the Millennium Complex marked President Bush's signing of H.R. 2869, the

Small Business Liability Relief and Brownfield Revitalization Act. This ground-breaking legislation increases the amount of funding the federal government will pass on to state and local agencies for grants and loans for brownfield projects, and provides significant liability protection for developers of such projects.

During the signing ceremony, Gov. Schweiker remarked, "A hundred years ago, Pennsylvania led the Industrial Revolution in America. But we paid a price for that leadership — hundreds of abandoned industrial sites."

Gov. Schweiker continued, "The site where we meet today, the Millennium Complex, was used for steel and plastics from 1906 until its abandonment. But today it is transforming. Where there were broken down buildings, there will be bike paths and boathouses. Where there was an empty shell, there will be high-tech office space. Where once there was waste and run-off, there will be opportunity and growth."

Cleaning the Slate

Located on Washington Street along the banks of the Schuylkill River, the Millennium site had been home to steel and chemical manufacturing industries. As a result, soil throughout the site contained contaminants including lead and polynuclear aromatic hydrocarbons (PAHs). In addition, developers had to address asbestos-laden materials and dilapidated, abandoned structures containing drums of hazardous substances.

The site owner and developer, O'Neill Properties of King of Prussia, Montgomery County, worked closely with DEP to clean up the site as a Special Industrial Area under the Land Recycling Program (Act 2).



Land Recycling Program achievements are solid — comprised of brick and mortar in the case of the Millennium Corporate Complex buildings.

The property is currently home to three buildings, with three more planned for development in the coming years, including a residential complex.

"You can reclaim industrial sites close to where everyone is, or you can pave over paradise with a parking lot," J. Brian O'Neill,

chairman of O'Neill Properties, said.

New Jobs for a New Economy

In September 2001, Pennsylvania awarded \$2.5 million in capital budget redevelopment assistance funds for the Millennium project under the Redevelopment Assistance Capital Program, a state grant program for the acquisition and construction of economic, cultural or civic improvement projects. The award was Montgomery County's first capital budget investment under the program.

Three office buildings already have been constructed, creating about 500 new jobs. When completed, the first phase of the project alone is expected to create more than 3,000 new jobs and generate more than \$1 million annually in new local and state tax revenue.

"Our philosophy is to prevent sprawl and put investment where you have infrastructure, so you don't have to go out and build new sewer systems, cut down trees and chew up farms," Jerry Nugent, director of the Redevelopment Authority of Montgomery County and a partner in the development project, said.

Brownfield redevelopment "has turned the borough around," Conshohocken borough manager Jack Heleniak said. Property taxes have not been raised in 18 years, and his office expects a budget surplus from new businesses. "The growth we're going through is extraordinary."

At least three more Millennium buildings are planned for the coming years, including

technology-oriented office towers and a 500,000 square-foot residential complex.

It's official. Gov. Mark Schweiker and EPA Administrator Christie Whitman, among others, look on as President Bush signs H.R. 2869, landmark brownfield legislation to help states and localities bring prosperity back to their communities.



New Land for the Community

The Millennium project also will return to the public a portion of the Schuylkill River waterfront that has been unsafe and unusable for decades. Part of the project includes a 100-foot wide recreational and open-space area along the length of the site adjacent to the Schuylkill River. O'Neill Properties deeded the land for this area to the Borough of Conshohocken.

Thanks to the Millennium project, Conshohocken borough is reaping the benefits of not only an increased tax base, but also regained access to prime waterfront land that has been inaccessible for more than 150 years.



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For more information about the Millennium Corporate Complex contact DEP's Southeast Regional Office at (610) 832-5950.

America's Workplace of the Future Built on a Brownfield Site

Built on the site of an abandoned rail yard along the riverfront in downtown Pittsburgh, PNC Firstside Center is a shiny, new penny for the PNC Financial Services Group and the City of Pittsburgh.

The five-story, \$120 million building, with enough data cable to stretch from Pittsburgh to Washington, DC — 234 miles worth — is a technology hub for PNC. Touted as America's workplace of the future, this state-of-the-art facility not only strengthens PNC's bottom line, but also benefits PNC's workforce, the environment and the Pittsburgh community.

Gary Saulson, senior vice president of PNC Realty Services, challenged PNC's project design team, which included LDA — L.D. Astorino Companies and Dick Corp. to contribute to PNC's return on investment and shareholder value while incorporating green building design principles into nearly every aspect of the project. "Our review of green building design revealed that it's a commercially intelligent approach that pays dividends for many years to come," Saulson said. "The return on investment is enormous."

One of the first and foremost decisions was to locate a prospective site. PNC's goal was to select a location that would not contribute to urban sprawl or unnecessarily waste green space. After considering 17 sites, PNC Realty Services chose the former Baltimore & Ohio railway terminal site located on the edge of downtown Pittsburgh along the Monongahela River. A former brownfield, remediated by CSX Real Property in 1995 under the Land Recycling Program (Act 2), the site was underutilized and not much more than a gravel parking lot at the time of the purchase. Being in a prominent location, the site represented a good fit with PNC's site selection criteria.

Ultimately, Firstside Center was designed to create an interactive and functional workspace for PNC's high-tech workforce. Among the center's employee-friendly amenities: a full-service cafeteria with an outdoor terrace, two break rooms per floor, the first corporate-operated childcare program in downtown Pittsburgh and private rooms for nursing mothers. With stone and glass facades on three sides and a curved southern facade comprised almost entirely of windows, Firstside Center provides many PNC employees with a view of the Ohio River Valley, while more than 90 percent of the employees enjoy some degree of natural lighting.

One of PNC's primary concerns was to select a location that would not contribute to urban sprawl or unnecessarily waste green space.



In Pursuit of Environmentally-Friendly Design

When PNC's growth and expansion necessitated a new building to house the company's growing staff in Pittsburgh, the company began exploring possible site options in and around the city. The new facility needed to consolidate more than 1,500 employees from 20 departments and scattered PNC locations.

The obvious project objective was to build a facility that would best meet PNC's corporate needs. Literally hundreds of different planning, design and development criteria came into play, including **cost, location, employee accessibility, functionality and energy efficiency.**



Would you like fries with that? PNC employees benefit from the Firstside Center's convenient location, accessibility, worker-friendly design and eat-in cafeteria.

"Many brownfield sites in Pennsylvania and elsewhere in the country are located along rivers, providing tremendous opportunities for building with views to the water," David Pecharka, AIA, vice president of sustainable design at LDA — L.D. Astorino Companies, said. "Developers shouldn't see a brownfield as a hindrance, but rather as a chance to capitalize on the **many amenities a brownfield offers**, including **prime location**, urban context and opportunities for attractive views."

The Right Choice for Employees, the Region and the Environment

Through careful evaluation of prospective sites, the PNC site became a successful **urban in-fill** project that provided for the rehabilitation of wasted space and the utilization of **existing infrastructures**, including roads, sewers and bus stops.

For example, a survey of PNC employees had revealed that the majority used public transportation to get to work, and the old railroad site allowed PNC to make mass transit more convenient for its employees while reducing downtown traffic. At the corner of First Avenue and Grant Street, the site offers a number of **transit-related benefits**, including nearby Port Authority bus stops, a 1,200-space parking garage and access to the Eliza Furnace "Rail-Trail" for cyclists and joggers. And, at PNC's request, the Port Authority agreed to construct a new light rail "T" station adjacent to PNC Firstside Center. The new station is currently under construction and scheduled to be completed by late 2001.

PNC even went the extra mile to encourage **environmentally responsible**

transportation options by extending the Eliza Furnace Trail to the edge of the building, providing bike racks for 60 bicycles, installing shower and changing facilities, and building on-site electrical recharging stations to accommodate up to eight hybrid-powered vehicles. And, the site's close proximity to major highways leading into the city helps reduce vehicle congestion entering and leaving downtown Pittsburgh.

PNC's decision to locate this facility in downtown Pittsburgh earned praise from Pittsburgh Mayor Tom Murphy. "PNC has demonstrated its commitment to Pittsburgh, and its loyalty has created jobs for this city and region. There were many other options presented to PNC to build elsewhere, but the company chose to stay right here, in downtown Pittsburgh," Murphy said.

Furthermore, PNC Firstside Center demonstrates the cost-effectiveness of sustainable development and **green building techniques**. The building earned the distinction of being the largest building and the first financial institution in the U.S. to receive the prestigious **Leadership in Energy and Environmental Design (LEED™) certification** at the Silver level by the U.S. Green Building Council.

"Many of the green buildings to date have occurred within the nonprofit sector, and as a result, are often dismissed by private developers," Rebecca Flora, executive director of the Green Building Alliance, said. "This large, complex and visible urban building provides testimony to the fact that green is viable, and in fact beneficial, for the private sector."



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For more information about the **PNC Firstside Center** contact DEP's Southwest Regional Office at (412) 442-5811.

Land Recycling Program Hits a Home Run
 for Shippensburg Little League

In Shippensburg, Cumberland County, a former brownfield site is taking shape — the shape of a baseball diamond. Once home to a manufactured gas plant (MGP) and railroad yard, the vacant lot is trading in the distant whistle of a train for the enthusiastic clamor of parents and baseball aficionados.

Through a unique stakeholder partnership among Penn Fuel Gas Inc., (PFG), the Borough of Shippensburg, the Shippensburg Little League and DEP, a large portion of the site that was contaminated by the past MGP operations is being cleaned up for the development of a multi-field baseball park.

It's All About Teamwork

The MGP site and railroad yard started operating on this site in the late 1800s. After producing manufactured gas for 50 years, the plant was shut down and decommissioned in 1948. The site was occupied by the Shippensburg Gas Plant until PFG bought the property in 1948 and converted it to natural gas in 1953. PFG then was acquired by PPL Services Corp. in 1998 and became PPL Gas Utilities. Upon assessing the site, PFG discovered that the original gas-manufacturing plant site and the contaminants

extended beyond its land to the adjacent property owned by the Borough of Shippensburg. Through a Multi-Site Agreement with DEP, PFG had planned to clean up this site in 2003. However, when the borough expressed interest in building baseball fields on its portion of the contaminated site, PFG offered to accelerate its own remediation schedule and clean up the pollution on the borough's property, as well as its own property.

Pennsylvania's Multi-Site Agreements (MSAs) expand the Land Recycling Program process to help organizations owning more than one contaminated site or brownfield property in the state to remediate their lands in an efficient and financially sensible manner. The sites outlined in PPL Gas Utilities MSA, executed in March 1996, are former manufactured gas plants (MGPs) that processed coal to produce gas for lighting and heating. Environmental assessment work has started at all 20 former facilities in the agreement with Penn Fuel Gas, Inc. (PFG) and North Penn Gas Co., which were owned by Penn Fuel Gas Co. PPL Gas Utilities now owns PFG and North Penn Gas Co. operations after PPL Services Corp. acquired Penn Fuel Gas in 1998. PFG has conducted soil removal actions at three former facilities, totaling more than 7,000 tons, in preparing the properties for reuse. In addition, after DEP granted an Act 2 relief of liability for PFG's Lewisburg site, this site was removed from the multi-site agreement. PFG sold the site to the Borough of Lewisburg, which intends to use the site as a small riverfront park. The agreement also covers the plugging of about 340 abandoned gas and oil wells owned by North Penn Gas Co. As of December 2001, more than 143 gas wells have been plugged.

Diamonds are a Little League's best friend. Freshly planted grass begins to grow on the new Shippensburg Little League baseball field.



In a mutually beneficial arrangement, PFG, the borough and the Shippensburg Little League agreed to clean up the whole site under the Land Recycling Program, also known as Act 2. PFG directed, managed and paid for cleaning up the entire site, while the borough passed an ordinance restricting the use of groundwater at the site. The Shippensburg Little League contributed in its own way, helping PFG build community support and agreeing to maintain the land and the monitoring wells on



PPL Services Corp., Key Environmental and DEP representatives discuss the finishing touches to the ball field and adjacent parking lot. Residents of the area — whose front porches once yielded a view of an overgrown brownfield — will soon be looking out onto a “field of dreams.”

the borough property once the remediation was complete.

As the Shippensburg Little League was losing its current field, getting a new field up and running in a timely manner was really important. “DEP understood that a lot of children were waiting to play on the fields and did a good job making sure the area would be safe to play on, while not holding up the project,” Todd Sherman, president of the Shippensburg Little League, said.

“The **Land Recycling Program was a real selling point** for getting the borough and the Little League involved,” Michael Hasel, senior environmental professional for PPL Services Corp, said. “The biggest help was politically. People were very comfortable knowing that DEP was involved.”

The borough, the Shippensburg Little League, PFG and DEP worked together from the beginning to design the remediation process. “The whole remediation was completed with very little out of pocket costs for the Borough of Shippensburg or the Little League,” Hasel said. “It was just a matter of everyone sitting down for a few months beforehand to make sure the endpoint was where we all wanted to be. It has been a superb cleanup because of cooperation.” When the project is completed, the Land Recycling Program will grant **relief of liability** to all three groups, PFG, the Borough of Shippensburg and the Shippensburg Little League.

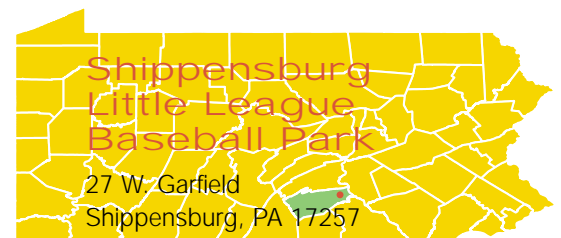
“The Land Recycling Program is doing exactly what it was intended to do — it’s addressing a site with potential environmental issues and transitioning the site back into productive use,” John Mahfood, the site’s project manager and an environmental consultant with Key Environmental Inc., said.

End Use Governs Remediation

Taking advantage of the Land Recycling Program’s **flexibility**, PFG is remediating the site with three different end uses in mind. The area designated for the baseball fields is located on a portion of the site that was unaffected by previous gas plant operations. A portion of the site that was designated as a parking area has been cleaned up according to site-specific standards, with a restriction on future groundwater use. On another area of the site, owned by the borough, PFG excavated an old tar storage area and met statewide health standards for a new wetland and the outfield of the baseball fields. PFG also is cleaning up its property for continued use as a natural gas regulator that feeds the town of Shippensburg. A portion of its land also will be made available to the Little League for green space and additional parking. Having completed the cleanup on the borough’s property first, PFG plans to finish the remediation on its own property over the next year.

“The strength of the Land Recycling Program lies in its focus on end use,” Hasel said. “DEP asks the question: What are you going to do with the property? And then it allows you to do the cleanup specifically for the predetermined end uses.”

So far, two fields are active and Sherman expects the kids to be playing on a third, smaller field, by fall 2002. Sherman summed up the enthusiasm of the partners: “Knowing that the area is all cleaned up and that the children have a nice, clean area to run and play on, makes parents and the Little League board feel better.”



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For more information about the **Shippensburg Little League Baseball Park** contact DEP’s **Southcentral Regional Office** at (717) 705-4705.

New Companies Thrive in Elk County

Elk County is home to the largest concentration of powder metal manufacturers in the United States — including 18 new manufacturing companies located on a 40-acre former brownfield site known as the Stackpole site.

From 1906 through 1992, the Stackpole Corp. conducted manufacturing operations in the City of St. Marys, producing dry cell batteries, carbon cylinders and brushes, carbon electrodes and starter and generator brushes for the auto industry. When Stackpole ceased operations, employees of the company wanted to ensure the site was returned to productive use for the community of St. Marys.



Jessica Floravit of Elk County Heat Treaters, one of the thriving businesses at the Stackpole site, sorts steam treated components used by customers including GM, Chrysler and John Deere.

Cleanup activities began in 1982, including removal of an underground gasoline storage tank and remediation of a coal tar spill. Since 1990, the Stackpole site has undergone a series of environmental investigations, including the installation of 41 groundwater monitoring

wells and extensive soil, groundwater, surface water and sediment sampling and analyses. Identified soil contamination includes: PCBs, heavy metals, solvents, BTEX, PHCs, PAHs and lead. Surface and groundwater contamination is predominately VOCs.

Land Recycling Program Eliminates the Barrier

Before the Land Recycling Program, also known as Act 2, multiple purchase inquiries were made on the property. "Stackpole and the interested party would start down the real estate transaction path until the subject of liability relief from DEP

(formerly DER) came up. At the time, there was none, and the deal stopped there," attorney Jack Ubinger of Jones, Day, Reavis and Pogue, said. The turning point came in 1995 when the Land Recycling Program became law. With liability relief now part of the deal, North Central Enterprises Inc., (NCE), the local economic development agency, became interested in the property.

As a result, Stackpole and NCE entered into a Buyer/Seller Agreement with DEP, which detailed Stackpole's intent to remediate the site under the Land Recycling Program. NCE's goal was to rehabilitate and lease each of the 42 buildings that comprised the former Stackpole Corp. "We knew that remediating the site would be good for the community and that a multi-tenant facility meant job opportunities for the people of Elk County, an increased tax base, and of course, eliminating blight," Don Masisak, NCE's director, said.

A **Buyer/Seller Agreement** gives legal protection to a prospective buyer interested in purchasing a brownfield site. In these cases, sellers agree to clean up sites in order to sell the land. Once sites are assessed and remediated according to Land Recycling Program standards, sellers receive relief from liability. This relief is transferred to buyers, thereby freeing the new landowners of former contamination and cleanup obligations. Lenders also receive assurances from Buyer/Seller Agreements. The assessment and remediation plan provides certainty to the terms of the transaction. Lenders understand that early protection is provided to the buyer, and also are assured the cleanup will occur according to a certain time schedule.



NCE and Stackpole Center representatives talk with employees of Horizon Powder Metal Inc. An NCE loan financed its new facility and equipment.

Thanks to **creative financing** — reinvesting profits from renting some of the buildings on the site, and a \$500,000

Department of Community and Economic Development Industrial Redevelopment Grant for demolition — NCE was able to rehabilitate all but four of the buildings. In the near future, NCE will receive additional funds from the U.S. Department of Commerce's Economic Development Administration to re-pave access roads and retrofit and rehabilitate the four buildings that remain unoccupied.

Today, the facility is home to tenants who benefit from Stackpole's and NCE's vision of cleaning up the property and providing occupancy-ready space at a low cost. The Stackpole project has created more than **375 family-sustaining jobs** and provides companies nationwide — including GM, Ford and Mercury — with a variety of components used in anti-lock brake systems, windshield wipers, power tools, furniture, railroad switches and even Lionel trains. For most of the companies located on the site, it would have been nearly impossible to get their businesses off the ground had they sought rental properties in the traditionally priced real estate market.

"The Land Recycling Program made environmental stewardship financially feasible for the Stackpole Corp., which wanted to give something back to the St. Marys community," Ubinger said.

Community Buy-in Helps New Businesses Set Up Shop

While Stackpole and NCE are leading the effort to clean up the site, the Land Recycling Program's **liability relief** and **impact on insurance premiums** were key in getting additional community support for the

project from the municipal government, planning commission, city council and others.

Local banks, such as Northwest Bank, Deposit Bank and County National Bank, also supported the effort, having confidence that liability for site contamination wouldn't rest with them if they backed the new businesses looking to settle at the Stackpole property.

"Brownfield redevelopment projects like Stackpole encourage **economic development** and **partnership**. Once this project started to unfold and the risks were clearly defined, local banks were willing to make **loans** to the companies that set up shop at the site," Masisak, said. "What really moves these things forward is when you have a responsible seller and buyer, and a regulator, like DEP, that is cooperative and eager to work with both parties."

Masisak remembers one of former Gov. Tom Ridge's pledges during his first year in office: to make Commonwealth agencies more user-friendly. "He certainly did that in this region as evidenced by DEP's support of this effort."

Ed Burkett, Stackpole's environmental analyst summed up the project: "The Land Recycling Program puts Pennsylvania ahead of other states. It's been beneficial to all parties involved, especially the community of St. Marys. Without Act 2, the city would be looking at a 40-acre empty site, but now it's looking at a campus of successful companies."



Mark Schweiker,
Governor

David E. Hess,
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Department of
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For more information about **North Central Enterprises Inc. — The Stackpole Center** contact DEP's Northwest Regional Office at (814) 332-6648.

Sports Medicine Complex Brings New Life to Riverfront

The University of Pittsburgh Medical Center's (UPMC) Sports Medicine Complex is a one-of-a-kind facility that brings together a collegiate football team, a professional football team and an academically-based sports medicine program in one location.

The \$30 million, 460,000 square-foot UPMC Sports Medicine Complex is the first of several new ventures taking root on an old industrial site along the Monongahela River in Pittsburgh. Nestled on a 14.5-acre plot, the complex features a medical clinic for orthopedic surgery and rehabilitation, a training center for the Pittsburgh Steelers and the University of Pittsburgh Panthers football team, as well as indoor and outdoor practice facilities.

UPMC's facility not only is utilized by the local football teams, the community benefits as well. Marian Schultz works with exercise physiologist Kevin Rohan during a cardiac care fitness class.



Part of a much larger brownfield redevelopment project, known as the LTV South Side Works, the UPMC Sports Medicine Complex is the first phase in a development scheme that will ultimately create a high-density, mixed-use urban development featuring

residential, commercial, light industrial and research and development entities. With total private investment expected to reach \$300 million and an **anticipated 6,000 new jobs**, the LTV South Side Works will generate new employment opportunities in the greater Pittsburgh area and bring new life to a formerly neglected property.

Ensuring a Cost-Effective Cleanup

The 123-acre riverfront site once housed a water company, lumberyards, manufactured gas operations and most recently, a major steel plant. When foreign competition, high labor costs and a lack of modern steel-making processes caused the steel operation to shut down in 1988, the property was abandoned and remained vacant for six years.

In 1994, the Urban Redevelopment Authority (URA) of Pittsburgh purchased the property, citing the site's prime **waterfront location, proximity to the job market** and potential to promote the city's economic development goals as primary motivating factors behind the acquisition. With assistance from DEP's Land Recycling Program, also known as Act 2, the redevelopment authority set about the task of remediating the site and generating plans to bring the property back into productive use.

"DEP embraces and promotes a positive attitude toward the reuse of old industrial sites," Jerome Dettore, URA of Pittsburgh's deputy executive director, said. "The Land Recycling Program gives investors a strong **sense of security and confidence** as they invest in real estate located on brownfields."

The greatest challenge for the remediation team, which included URA, its environmental consulting firm — Civil & Environmental Consultants Inc. (CEC) — and DEP, was to create a cost-effective remediation plan that would encourage private development while simultaneously protecting the health and safety of workers and future site occupants. CEC's site characterization identified a number of leftover concrete foundations from the steel plant,



UPMC's state-of-the-art, indoor practice facility allows the university's Panthers and the Pittsburgh Steelers to train all year round. Pittsburgh's football teams are an integral component of the city's social, economic and cultural life.

as well as underground storage tanks and soil and groundwater contamination, including heavy metals, volatile organic compounds and polychlorinated biphenyls (PCBs).

CEC conducted detailed human and ecological health risk assessments to determine acceptable levels of contamination and remediation activities that would be necessary to protect current and future land uses. URA and CEC collaborated with DEP through the Land Recycling Program to clean up the site to **site-specific standards**, based on the site's multiple end uses. In the end, CEC used engineering controls to limit human exposure to any residual contamination left on the property. For example, CEC used buildings, parking lots and landscaping to cover on-site soils and prevent human contact. Also, a deed restriction prevents use of groundwater at the site. With these engineering controls, URA avoided the high cost of removing the old foundations and saved more than \$350,000 in environmental cleanup costs related to the UPMC Sports Medicine Complex.

"With brownfields, we frequently run into unique situations, which in other states, would constitute a fatal flaw in a redevelopment project," Jim Nairn, CEC's president and CEO, said. "But in Pennsylvania, the Land Recycling Program and DEP staff are very good at quickly resolving issues that arise from unanticipated conditions."

Spurring Economic Development in Pittsburgh

The UPMC Sports Medicine Complex supports one of the city's primary goals — redeveloping vacant, under-used industrial waterfront properties.

"This site represents the city's greatest opportunity to spur new economic growth," Dettore said. "The UPMC Sports Medicine Complex will serve as a platform to attract national industry and provide a location and expansion opportunities for growth in the biomedical and information industries."

Today, the UPMC Sports Medical Complex employs **265 medical and professional workers** in a medical clinic for orthopedic surgery and rehabilitation, specializing in sports-related injuries.

As the city continues its revitalization efforts, this project created a **multiplier effect** that has enabled other local organizations to expand their operations. The new, state-of-the-art orthopedic surgery clinic helped the hospital expand its outreach to the community. The University of Pittsburgh, having outgrown its aging athletic facilities, is benefiting from the practice and rehabilitation spaces at the new sports complex. And, as the city proceeds with construction of two new professional sports stadiums, the teams have built new training facilities and administrative offices on the UPMC complex. The sharing of facilities results in significant cost savings to all parties.

"UPMC views this site as one of the most prominent undeveloped sites in Pittsburgh due to its **riverfront location** and nearby access to the medical campus," Tony Detre, vice president of business development at UPMC Health System, said. "We are pleased that the URA and DEP could work together to make this parcel available for development."



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For more information about the UPMC Sports Medicine Complex contact DEP's Southwest Regional Office at (412) 442-5811.