

Southeast Regional Showcase

Tower Bridge Project

Land Recycling Program Brings New Life and Business to Irontown

Economic renewal and business revitalization stemming from industrial redevelopment casts a new light on the towns of Conshohocken and West Conshohocken, Montgomery County, in Southeast Pennsylvania. More than \$250 million in redevelopment has been invested in this area, resulting in one of the nation's most successful transformations from a former mill town to a modern center of office, retail, hotel, conference and other business services.

The Early Days

Established in 1683 by William Penn, the Conshohockens became the towns that grew on the banks of the Schuylkill River. Location was, and still is, the principle attraction to the towns. The Schuylkill River connected the town to Philadelphia; the Schuylkill canal connected to the coalfields of Schuylkill County; Philadelphia, Germantown and Norristown railroads connected to the region; and the area's first turnpike also neighbored the towns.

With the transportation infrastructure in place, industrialization came to the Conshohockens. Steel mills, ironwork and manufacturing became the way of life in the 1800s. The towns swelled with immigrants and industries grew. The Conshohockens became known as *Irontown*.

Industrialization continued into the 1900s, but slowly evaporated as the century progressed. As businesses shut down operations, nearly 5,000 jobs were lost in the Conshohockens. By 1985, the area was deemed as blighted.

On the Road to Revitalization

Looking to provide the area with some relief, Pennsylvania declared the Conshohockens an Enterprise Zone in 1987, providing a multitude of financial incentives to local firms and those considering relocation within the designated area; a comeback was on the horizon. Falling back on their strongest attribute, location, the Conshohockens began a renaissance unlike any other.



Site banners in downtown Conshohocken proudly promote future office space at the Tower Bridge buildings.

More than \$250 million in redevelopment has been invested in this area, resulting in one of the nation's most successful transformations from a former mill town to a modern center of office, retail, hotel, conference and other business services.

Pennsylvania’s Land Recycling Program has been in the forefront of this transformation effort. The program has provided Conshohocken industrial sites with uniform cleanup standards and financial assistance through the Industrial Sites Cleanup Fund for economically depressed areas. Also, the Land Recycling Program’s release from liability has allowed more businesses and lending institutions to participate in the remediation and redevelopment process without hesitation.

Tower Bridge Success

One of the most notable transformation successes in the Conshohockens is the \$400 million Tower Bridge project, a 2.5 million-square-foot office, commercial and retail riverfront complex planned by the Oliver Tyrone Pulver Corporation. This nine-building Tower Bridge project has witnessed the construction and business occupation of two Tower Bridge buildings and a \$37.5 million Marriott hotel, bringing business and economic development back to the Conshohockens.

“The redevelopment success story is a result of remarkable cooperation among federal, state, county and local governments, unions and private investors,” Oliver Tyrone Pulver Corporation President Don Pulver said.

The Keating Development Company continues progress on the Tower Bridge project with the cleanup of contaminated soil and groundwater, and land development for the 5 Tower Bridge building. In addition to the property developer, integral players in the redevelopment effort include environmental consultant Keating Environmental Management Inc., the Borough Council of Conshohocken, the Montgomery County Redevelopment Authority and regional DEP staff.

Substantial interaction and input from the Borough of Conshohocken and its citizens helped shape the remediation and future use of the property. The Land Recycling Program offered uniform, well-defined cleanup standards. The accessibility of DEP staff, coupled with their timely review of submitted reports and other materials, enhanced the efficiency and predictability of the successful outcome of the redevelopment project, according to the site developer and consultant.

With assistance and cooperation from the property developer, Conshohocken Borough Council, the Montgomery County Redevelopment Authority and DEP, this riverfront area is being recycled from a number of contiguous vacant industrial sites into a thriving business center. Already, two Class A office buildings, each about 300,000 square feet, are in use, along with a 925-car parking garage. More than 1,000 people work in these buildings, bringing economic opportunities back to the Conshohockens. Future redevelopment plans call for additional office buildings and new jobs — turning an old *Irontown* into a modern business community.



Occupants of 5 Tower Bridge will enjoy a scenic view of the Schuylkill River.

Northcentral Regional Showcase

Andritz, Inc.

Land Recycling Program Saves Remediation Dollars and Local Jobs

Since the turn of the century, Andritz, Inc. has been known for fuel oil, air tank and steel manufacturing, as well as for its machine and milling operations. Headquartered in Muncy, Lycoming County, the plant changed ownership throughout the years, but always has been key to the Muncy economy. With about 420 employees, Andritz, Inc., is the largest employer in the 2,500-resident area.

As the years of industrial activity progressed, so did site contamination from pollutants like oil, solvents, metals and gasoline. Andritz, Inc., worked with an environmental consultant and DEP to clean up and refurbish the site, taking advantage of the financial and technical assistance benefits of the Land Recycling Program.

Original cost estimates for the remediation of the property, without the use of the Land Recycling Program, approached \$20 million. Conducting the remediation under the Land Recycling Program using cleanup measures for the site-specific standard, Andritz saved 50–60 percent of its costs, while maintaining operation, during the past five years. If the Land Recycling Program had not been in place five years ago, Andritz may have chosen to relocate, despite its more than 100-year history in Muncy. Not only did the Land Recycling Program save Andritz remediation costs, but it also saved the town from losing its main source of employment.

Remediation efforts identified areas of environmental concern in the die cell, former drum and underground storage tank locations, which contributed to soil and groundwater contamination. Andritz worked collaboratively with an environmental engineer and DEP staff to implement the Land Recycling process. As part of



More than 420 local citizens will keep their jobs thanks to efforts led by Dennis Shulick, Andritz, Inc.; Jefferey Bower, Andritz, Inc.; and Randy Farmerie, DEP; and others.

If the Land Recycling Program had not been in place five years ago, Andritz may have chosen to relocate, despite its more than 100-year history in Muncy, Pa.

the cleanup efforts, one of the buildings was demolished, and about 600 truckloads of contaminated soil were excavated and removed from the former drum and tank storage areas. In a proactive measure, Andritz also extended public water to nearby residences, eliminating any potential exposure to contaminated groundwater.

“These guys [DEP staff] are excellent to work with,” Andritz Facilities Environmental Engineer Jeff Bower said, applauding the continuity of DEP staff as they worked together while the Land Recycling Program matured.

The land remediation and refurbishment brought Andritz a new, state-of-the-art and environmentally sound building. By taking advantage of the Land Recycling Program, Andritz maintained a win-win working environment for itself and the citizens of Muncy.

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—Andritz Facilities Environmental Engineer Jeff Bower

Remediation under the Land Recycling Program saved Andritz, Inc. 50–60 percent of its costs.



Northeast Regional Showcase

BRW Realty, Inc., Site

Key Sites Initiative Fosters Environmental Partnership with Local Municipalities

Thanks to the Land Recycling Program's Key Sites Initiative, DEP and its state contractors have fostered partnerships with local economic development organizations, local government and private investors to develop and execute site assessment and remediation plans for the BRW Realty, Inc., site in Bangor, Northampton County.

Originally home to textile manufacturing, and dyeing and finishing operations, from 1941 to 1986, this three-acre site was abandoned and taken over by Northampton County. The property included several deteriorated, fire-damaged buildings, creating an eyesore for the surrounding community.

Funding for this remediation project was available by Key Sites Initiative and Industrial Site Reuse monies, through a grant to Northampton County. The Key Sites Initiative is designed to use state-funded contractors to conduct environmental site assessments and draft work plans to encourage and facilitate voluntary cleanup of abandoned industrial properties in prime locations.

Environmental assessments identified potential problem areas including: leaking underground fuel tanks, transformer areas, dye pits and sumps, and wastewater discharge points that may have impacted soil, groundwater or creek sediments.

Under the Land Recycling Program, remediation activities included removal of the decaying buildings, excavation and removal of contaminated soil, and removal of contaminated transformers and underground storage tanks. These cleanup activities not only promoted general public health and safety in the community, but also opened the door to productive reuse of the land.

BRW Realty, Inc., acquired the property from Northampton County in May 1999. Due to collaborative efforts among Northampton County; BRW Realty, Inc.; Bangor Borough; Lehigh Valley Economic Development Corporation; Lehigh Valley Land Recycling Initiative; and DEP, the site is on its way to redevelopment and community use.

*“Without DEP’s
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have happened.”*

*—BRW Realty, Inc. President
Steve Skrapits*

“Without DEP’s Land Recycling Program, this project never would have happened,” BRW Realty, Inc., President Steve Skrapits said. Without the DEP site assessment work and the clarification of the risks and cleanup responsibilities, BRW Realty, Inc., would not have acquired the property for redevelopment, according to Skrapits.



Site redevelopment is fueled by the collaborative efforts of Jim Kunkle, DEP; Ron Schock, DEP; Rick Weaver, Washington Twp. Zoning and Codes; Steve Skrapits, BRW Realty, Inc./Penmar Systems; Kurt Krouse, Bangor Borough Zoning and Codes; Bonnie LaBar, Bangor Borough; Ron LaBar, Bangor Fire Department; Tom Shaughnessy, Lehigh Valley Economic Development Corporation; Edward Fischler, Bangor; and Bill Ablert, Matusky & Skelly Engineers.

Workers reclaim the former manufacturing site and prepare it for future development.

Funding Incentives Make Land Redevelopment Attractive to Land Owners and Buyers

The Land Recycling Program offers a variety of incentives and funding programs to attract interest in redevelopment and future growth of old industrial sites. DCED’s Industrial Sites Reuse Program (ISRP) and its Keystone Opportunity Zones initiative (KOZ), coupled with DEP’s technical remediation assistance, offer the right combination of financial assistance and remediation guidance to promote old site redevelopment and attract new business.

The ISRP makes more than \$2 million in industrial site cleanup funding available for 10 revitalization projects in six counties across Pennsylvania, including Mercer County in northwest Pennsylvania. Similarly, once sites located in economically depressed urban and rural areas have been remediated, the KOZ initiative offers a no tax incentive to new businesses interested in developing these newly remediated sites as a means of encouraging revitalization of underutilized areas.



Southcentral Regional Showcase

GEESI-Lebanon Site

Teamwork in Remediation and Redevelopment Attract New Business

“Only through the effective function of a team effort could such a mutually beneficial redevelopment plan for the facility [GEESI-Lebanon site] be realized,” GE Power Systems President and Treasurer Dave Emmons said. “These efforts have benefited all involved parties, the community and the environment. It’s a textbook win-win.”

The team responsible for the redevelopment of nine acres of the GEESI-Lebanon site included representatives from GEESI; GE-Power Systems; Lebanon County Housing and Redevelopment Authority; City of Lebanon; Groundwater & Environmental Services, Inc. (GES); MARCOR Remediation, Inc.; DEP; Terex; and additional parties interested in property occupation.

Early Industrial Years

The GEESI-Lebanon facility has strongly served industry and the local Lebanon community for more than a century. During the first half of the 1900s, facility operations included a boiler manufacturer that fabricated massive whistling buoys for the U.S. Coast Guard. The facility also was used for textile knitting mills.

In 1962, operations shifted toward the design and manufacture of various types of air pollution control equipment. With the onset of more stringent air quality regulations in the 1970s, the GEESI-Lebanon facility was recognized as a world leader in the manufacture and distribution of air pollution control equipment like smoke stack scrubbers, precipitators, filters and others.

In 1981, the facility was sold to GEESI, a subsidiary within the General Electric Company. GEESI continued to use the facility for the design and manufacture of pollution control equipment.

“It [the collaborative redevelopment effort] is a textbook win-win.”

— GE Power Systems President and Treasurer Dave Emmons

Stanley Stoner, Terex, performs quality control on a trommel screen used to separate stone or gravel by size.



*New machinery compliments
the refurbished facility.*



Redevelopment partners: Steve Shank, DEP; Jerry Warlow, Terex; Rick Berger, GE; Stephen Brower, Groundwater & Environmental Services; Davie Emmons, GE Environmental Systems; Gerry Farmer, Terex; Edward Jamison, GE Power Systems; and Jack Wise, MARCOR of Pennsylvania, Inc.

Remediation Work

Remediation efforts began while GEESI occupied the site. In the 1990s, GEESI removed a number of historically used underground storage tanks, excavated and disposed petroleum and PCB impacted soils offsite, and treated groundwater.

GEESI worked closely with DEP, under the Land Recycling Program, to conduct environmental investigations of different land parcels, depending on the parcels' historic use, on-site features and other site factors. Twelve hundred tons of impacted soil were removed to achieve the statewide health standard. GEESI funded and voluntarily performed all remedial efforts.

“The Pennsylvania DEP Land Recycling Program provides an excellent mechanism for a remediator to evaluate and fulfill their obligations to secure liability relief and eliminate the uncertainty associated with the less refined cleanup programs,” Emmons said.

Community Partnership

GEESI also worked with the community to develop an appropriate redevelopment plan. One cornerstone of GEESI's redevelopment plan was to refurbish and remove, rather than demolish the facility infrastructure. All five building structures, some dating back to the 1920s, were refurbished and retained, providing a more marketable and better-equipped manufacturing facility for the new occupant.

“GE is proud to be participating in the redevelopment of this property,” GE Power Systems Environmental Health Safety General Manager Richard Lubert said. “We believe that as a good corporate citizen, renovating the land and buildings for reuse was in the best interest of all parties involved. The redevelopment team establishes an excellent model that can be used in other locations.”

Collaborating with GEESI and DEP, other community partners contributed their time and expertise to redevelop the site. GE Power Systems personnel provided technical assistance, guidance and oversight. Fulfilling the primary environmental consultant role, GES oversaw environmental activities, in accordance with the project plans, regulations, guidelines and policy. MARCOR performed facility assessment, clean up, and soil removal and disposal, under the direction of GEESI. The Lebanon County Housing and Redevelopment Authority provided creative insight and expertise to facilitate swift reuse and transfer of site occupancy. The City of Lebanon volunteered resources and support to maintain strong and open community relations.

The success of this collaborative redevelopment effort is evident in the reuse of the land and the satisfaction of the new occupant. “We are delighted with the site,” General Manager of Royer/Re-Tech, a Division of Terex Corporation, Gerry Farmer said. “The facility provides Terex with a premium location within close proximity of a highly skilled workforce. This site meets our growth needs and future plans. Terex would like to acknowledge the efforts of both GE and DEP for making this property commercially attractive.”

Northwest Regional Showcase

Henry Evans Industrial Park Site

Community Collaboration and Financial Incentives Make Industrial Site Redevelopment Hard to Resist

Pennsylvania's Land Recycling Program has helped turn an idle industrial steel site into a thriving industrial park once again, by promoting the right mix of community development collaboration and redevelopment funding opportunities. The new Henry Evans Industrial Park, named after a local industrial leader, is now home to Sharon Tube and AIM National Lease, occupying 21 acres of remediated land of the total 1,000-acre site.

Community Group Involvement

The site, originally owned by Sharon Steel, changed hands many times throughout the years. Once owned by the City of Farrell, an environmental audit uncovered soil and groundwater contamination at the site. Familiar with DEP's Land Recycling Program, the Shenango Valley Industrial Development Corporation (SVIDC) became interested in cleaning up and redeveloping the property.

Taking advantage of the Department of Community and Economic Development's (DCED) Industrial Sites Reuse Program funding opportunities for site assessment and remediation activities, the SVIDC purchased the land and began remediation efforts with technical assistance from DEP. Also, with the help of state funding, the SVIDC conducted environmental assessment and cleanup activities, built a road into the new industrial park and constructed utility access.

Once the industrial park area was refurbished, the Sharon Tube Company, which has facilities in the nearby town of Sharon, contemplated facility expansion on the remediated site. Sharon Tube was deciding between the Henry Evans site and another location in Toledo, Ohio, where the company is headquartered.



Pat Smith, Sharon Tube, checks tubes released on the drawbench for cooling, after entering the annealing furnace.



Financial incentives drove redevelopment efforts at Henry Evans Industrial Park, the new home of Sharon Tube and AIM National Lease.

“We [Sharon Tube] wouldn’t be here unless this was a designated brownfield site.”

— Sharon Tube President and CEO Lee Hooper

Redevelopment — The Right Choice

“Our company was land-locked in Sharon, and we needed room for expansion,” Sharon Tube President and CEO Lee Hooper said. “Expanding our facilities on this site came about because different organizations, like Sharon Tube, the SVIDC and DEP, worked together to make it happen.”

“We [Sharon Tube] wouldn’t be here unless this was a designated brownfield site,” Hooper continued. “The community collaboration, and remediation opportunities and incentives offered under the Land Recycling Program make this site ideal for us and for what it’s intended to do.”

Sharon Tube purchased the site and began property development and construction, independent of state funding. All new construction was funded by private investors — totaling \$30 million. When Sharon Tube purchased the site, the company worked with the local community to qualify as a Keystone Opportunity Zone under the Land Recycling Program, further helping remediation efforts. The site now houses a facility for Sharon Tube and AIM National Lease, a truck maintenance facility. With 400 employees, Sharon Tube is looking into purchasing additional land on the site, thanks to the success the company has had under the Land Recycling Program.

Hats off to the team that kept Sharon Tube in town. Lee Hooper, Sharon Tube; John Fair, SVIDC; Paul O’Brien, O’Brien Construction Co.; Craig Lobins, DEP; John Holliday, SVIDC; and William Perrine, Sharon Tube.

Collaboration Makes the Difference

The SVIDC points to the combined efforts of DEP, DCED and the City of Farrell, which helped make this site a success story. DEP provided the focus needed for the SVIDC to secure Land Recycling Program cleanup standard clearance, while DCED provided the funds to redevelop the land. These various organizations worked together so effectively that the positive economic trend for industrial redevelopment is forecasted to continue far into the future.

“The SVIDC believes that without the assistance and caring for economic development in our area by DEP in assisting us with this project and taking us through it step by step, new businesses would not be here today,” SVIDC Executive Director John Holliday said. “The success was truly a team effort.”



Southwest Regional Showcase

The Johnstown Corporation Site

Redevelopment Partnership and Land Remediation Bring a New Face to Johnstown

Johnstown, Cambria County, welcomed the new century with a host of redevelopment projects that are bringing a fresh look to the community and creating economic development opportunities. One of these projects is the remediation and redevelopment of the Johnstown Corporation's steel foundry plant, under Pennsylvania's Land Recycling Program.

This 100-year old foundry located on 68-acres along the banks of the Stonycreek River found itself in bankruptcy in 1996, as a result of the steel industry's decay and aging technology. The shutdown of industrial plants and businesses in Johnstown left the city in poor economic condition. The Commonwealth declared Johnstown a financially distressed city in the early 1990s.

Partnership Helps Redevelopment

On a mission to bring life and prosperity back to Johnstown, a team of community, government and business organizations joined together to improve the future of the city. This team, composed of the Redevelopment Authority; City of Johnstown; Johnstown Area Regional Industries; Greater Johnstown Committee; the Renaissance Partnership; and the Pennsylvania Department of Community and Economic Development (DCED), worked hand-in-hand with the site's new owner, HIG Capital, DEP and project engineers from Environmental Science and Engineering Inc., to assess and remediate the city's old steel foundry.

DCED awarded a \$20,000 grant to the Redevelopment Authority to conduct a baseline environmental investigation of the site. Similarly, through the Land Recycling Program, the site qualified for low-interest loans and state funding to assist with remediation efforts. As a

Retail and industrial tenants have added \$19 million of private investment into the community.



Larry Ward, Johnstown Corporation, reviews a blueprint with land recycling partners Brian FitzPatrick, Environmental Science & Engineering; Deborah Walter, Johnstown Redevelopment Authority; Ronald Repak, Johnstown Redevelopment Authority; Richard Tuscillo, City of Johnstown CED; and Tom Buchan, DEP.



DEP Keystone Opportunity Zone, a designation which encourages redevelopment in distressed areas, the site owner received the additional incentive of no taxes on land development for 10 years. “HIG Capital was surprised to discover that it could get funding for remediation activities and liability relief from the Land Recycling Program — the program’s benefits are opening land owners’ eyes to the positive impact of industrial site redevelopment,” Brian FitzPatrick, who headed the remediation project for Environmental Science Engineering, said.

With the help of state funding, the Johnstown Corporation was responsible for 20 percent of the remediation cost. “The funding opportunities under the Land Recycling Program saved us a lot of money in the environmental work needed to get this facility running again,” Larry Ward, who heads operations at the Johnstown Corporation, said.

Cleanup Work

Project engineers from Environmental Science Engineering Inc., identified 17 areas of environmental concern and conducted cleanup activities to remove soil

and groundwater contamination. DEP approved the site’s final report in October 1998, but the approval did not include the site’s fuel oil distribution area. Project engineers detected an oily sheen from pipe discharge in the nearby Stonycreek River. With guidance from DEP, the engineers re-routed water that originally flowed from the discharge pipe to correct the problem. DEP granted the site approval using the statewide health cleanup standard, after a second round of soil sampling established no contamination. “DEP did a great job in getting the reviews done and in ironing-out issues that could have delayed or ruined the project,” FitzPatrick said.

The remediation of the Johnstown Corporation site established a safer, cleaner environment for the surrounding community and helped create economic development opportunities for citizens in Southwest Pennsylvania.

Building Business

Through the Land Recycling Program, the Johnstown Corporation has conveyed outlying parcels to other business and industry, including OMG America, Korns Galvanizing, Gap-Vax and Rite Aid, that will result in \$19 million of private investment in the community. Adding to the quality of life and community rebirth, the Redevelopment Authority plans for an urban trail, a greenway for walking and biking to link the James E. Mayer Trail to the Johnstown Corporation site.

Forming partnerships around Pennsylvania’s Land Recycling Program has made the Johnstown Corporation site a perfect example of how industrial reuse can help change the face of a community.



William Urbasic, Johnstown Corporation, finishes a sleeve used to roll steel. Steel rolling sleeves are among the products manufactured at the Johnstown Corporation.