

Keystone Industrial Port Complex



The Keystone Industrial Port Complex (KIPC) is one of the country's most successful brownfield sites. Located along the Delaware River in Fairless Hills, Bucks County, KIPC occupies the former U.S. Steel – Fairless Works, which at its height in the 1970s employed more than 5,000 workers. In operation since 1952, the Fairless Works complex was home to a fully integrated steel mill; a coke production plant; steel making, finishing and forging operations; a powerhouse and chemical plant. While the site is still home to a U.S. Steel galvanizing facility that employs approximately 100 workers, most of the operations were closed by 2001 and many of the buildings were demolished, leaving more than 2,400 acres available for redevelopment.

In the 1990s, KIPC worked with the U.S. Environmental Protection Agency (EPA) on a cleanup plan for the site which was contaminated by TCE and heavy metals. As redevelopment on the site has occurred, various areas of the site have been remediated successfully through Pennsylvania's Act 2 program.

In 2005, KIPC was designated a Keystone Opportunity Improvement Zone, providing the opportunity to develop a large portion of the site with greatly reduced state and local taxes.

Thanks to this successful public-private partnership, today, the site is enjoying a renaissance, becoming a leader in the production of alternative energy and green technology. This eco-industrial park has attracted companies from around the world including International Salt, Toll Brothers, and Kinder Morgan Terminals.

KIPC recently reinforced its commitment to environmentally sound management by entering into a Sustainability Partnership with EPA to support efforts by current and future tenants to reduce their waste generation, natural resource consumption and energy use, not only reducing their carbon footprint, but realizing significant cost savings as well. In 2010, KIPC was named a winner of the Governor's Award for Environmental Excellence.

