

Narrative Information Sheet

R03-24-C-006

1. Applicant Identification

Philadelphia Authority for Industrial Development (PAID) is the applicant. The day-to-day affairs of PAID are managed by PIDC (Lead Organization and Management Company for Applicant) under the direction and governance of a five-member Board of Directors appointed by the Mayor of Philadelphia. PIDC is the City of Philadelphia’s public-private economic development corporation.

2. Funding Requested

- a. Grant Type: Single Site Cleanup
- b. Federal Funds Requested: \$2,000,000

3. Location

The property is located at 1700 S. 49th Street, Philadelphia, PA 19143.

City: Philadelphia

County: Philadelphia

State: Pennsylvania

4. Property Information

The property is located at 1700 S. 49th Street, Philadelphia, PA 19143. It has sometimes been called “49th Street Terminal.”

5. Contacts

- a. Project Director: Julia Cohen
 - i. Phone Number: (215) 496-8138
 - ii. Email Address: jcohen@pidcphila.com
 - iii. Mailing Address: 1500 Market Street Suite 3500 West, Philadelphia, PA 19102
- b. Chief Executive/Highest Ranking Elected Official: Thomas Queenan
 - i. Phone Number: 215-496-8020
 - ii. Email Address: tqueenan@paid-pa.org
 - iii. Mailing Address: 1500 Market Street Suite 3500 West, Philadelphia, PA 19102

6. Population

Philadelphia’s population is 1,603,797 (source: 2020 US Census).

7. Other Factors

Description	Page in Narrative
The proposed site(s) is adjacent to a body of water.	1
The proposed site(s) is in a federally designated flood plain.	2
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	2, 3, 5

8. Releasing Copies of Applications

The following content is confidential and/or sensitive and should be redacted:

- Email addresses listed in **2.b.i & ii Community Engagement: Project Involvement and Project Roles** (p. 7)
- Dollar amounts listed in the sentence beginning “They have proposed contributing...” in **1.c.iii Strategy for Leveraging Resources: Site Reuse** (p. 4).

Section 1: Project Area Description and Plans for Revitalization

1.a.i Target Area and Brownfields: Brownfields Challenges and Target Area

1700 S. 49th Street is a 0.86-acre property along the western edge of the Schuylkill River in Southwest (SW) Philadelphia owned by the Philadelphia Authority for Industrial Development (PAID). The target area is defined as census tracts 391 (subject property location), 74, and 70. The target area includes the Kingsessing neighborhood (a disadvantaged community) and the Philadelphia Housing Authority's Bartram Village public housing complex.

In the 1800s, rapid industrialization disconnected area residents from the riverfront, and in the early 1900s, cities became increasingly segregated and isolated due to redlined appraisal maps, racially restrictive deeds, and discriminatory lending practices. The collapse of Philadelphia's industrial base and white flight in the mid-20th century removed tax revenue and further contributed to segregation and disinvestment. Today, Philadelphia is the nation's poorest large city. SW Philadelphia residents are further disconnected from economic opportunity and recreational spaces and are exposed to environmental hazards, due to both physical barriers in the neighborhood and the impacts of systemic racism and intergenerational poverty.

By removing petroleum impacted soils and remediating degraded riverfront land, improving soil, groundwater, and surface water quality of the local area, this project will connect the public to the riverfront (a tidal freshwater zone of the Schuylkill River, an environmentally significant stretch of the Delaware River Basin) and adjacent public space. It will create a new connection to the Schuylkill River Trail and catalyze the construction of a Field Station that will provide amenities and education to visitors. In addition to these tangible community impacts (environmental, recreation, and accessibility), jobs created through the site's redevelopment as a Biotech Campus will bring economic opportunity to historically disenfranchised residents of the target area through accessible, well-paying jobs. None of these reuses are possible without this proposed environmental remediation.

1.a.ii Target Area and Brownfields: Description of Proposed Brownfield Site

First developed prior to 1923 as a sand and gravel wharf, the property operated as an oil terminal from 1942-2006. Former railroad spurs served the site. Six large circular bulk fuel storage aboveground storage tanks (ASTs) and several accessory ASTs were removed by a previous owner. Environmental characterization of the site was completed under a Brownfields Assessment grant, shortly before PAID acquired the site in 2007. A 2022 assessment of the site documented that a non-operational fuel transfer system and canopy and a corrugated metal storage trailer structure are located in the western corner, and an abandoned and unsafe river pier and bulkhead are at the eastern edge. Historical sampling identified semi-volatile organic compounds and lead as the Constituents of Concern. The site is listed on the US Brownfields database as "49th St Terminal, 1700 S. 49th St, Philadelphia, PA 19143."

1.b.i Revitalization of Target Area: Reuse Strategy and Alignment with Revitalization Plans

The remediation of this 0.86-acre site will yield an exponential return on investment, as the site will catalyze three revitalization projects: **1) the Lower Schuylkill Biotech Campus**, a large scale economic development and job generating project; **2) the Schuylkill River Trail**, a greenway that will connect underserved communities to the rest of the city; and **3) a new Field Station**, which

will be an ADA-accessible building that will be open to all park and trail users with a focus on workforce development, climate resilience, and urban environmental research.¹

About half of the property will be incorporated into the Biotech Campus, a 40-acre life sciences campus to be developed by PIDC (a nonprofit economic development corporation that manages PAID) and a private development partner. The remaining area will realign a portion of the River Trail from its current inland location to the riverfront. Relocating the trail will connect residents to the trail and river, meeting a stated priority for the community. The relocation also increases climate change resiliency of the surrounding community as the parkland will serve as a riparian buffer against flooding and sea level rise; this is critical given the property's federal floodplain designation. The Biotech Campus will bring thousands of jobs to a community with chronic low employment, and the River Trail will connect residents to jobs in adjacent neighborhoods.

This environmental cleanup conforms with several community planning documents produced by the City of Philadelphia, local agencies, and community-based organizations. All of these planning efforts involved extensive community engagement: **1) Lower Schuylkill Master Plan (LSMP)**, adopted by the City of Philadelphia in 2013 with these guiding principles: a) create a 21st-century industrial district; b) prioritize job creation; c) provide access to the river; & d) build sustainably. The plan prioritizes addressing environmental contamination. Community outreach included open houses, a survey, presentations to community groups, & an Advisory Board of more than 70, including community representatives. **2) City's Comprehensive Plan, Philadelphia2035.** Recommendations call for the reuse of Lower Schuylkill industrial properties to better attract R&D, advanced manufacturing, & institutional uses, & for the extension of trails. **3) Philadelphia Housing Authority's Blossom At Bartram Choice Neighborhood Plan.** Developed with residents, who held leadership roles in the planning process. Recommendations included a) developing a clean & green network of streets connecting services, amenities, & green spaces to Bartram Village & the waterfront, b) creating a healthy outdoor environment, & c) cultivating a local employment ecosystem that aligns with neighborhood needs and opportunities. **4) Blossom at Bartram Complete Streets plan**, funded by SEPTA, PIDC, & the City, focused on creating safe access to the riverfront & trails. Engagement included 200+ interactions at meetings, events, & pop-ups; 1,245 online survey responses; direct mailings to over 750 households; & social media posts.

We created a community Advisory Committee to engage residents in the development of the Biotech Campus, and we meet at least quarterly with community partners to share updates, hear about their projects and goals, and offer technical support. By creating an ongoing dialogue with the surrounding community, we ensure that our priorities of environmental restoration, community engagement, and workforce development reflect the top priorities of community residents and leaders. These partnerships also create opportunities to participate in more public forums (most recently at a meeting at Bartram Village Housing Complex with 250+ attendees).

1.b.ii Revitalization of the Target Area: Outcomes and Benefits of Reuse Strategy

Environmental cleanup of the subject property will lead to positive outcomes for the target area and the city, including the creation of quality jobs and workforce development programs, the addition of two new acres of green space, and the creation of the Field Station, an ADA-accessible

¹ Hereinafter, the Lower Schuylkill Biotech Campus will be referred to as the Biotech Campus, the Schuylkill River Trail will be referred to as the River Trail, and Bartram's Garden's Field Station will be referred to as the Field Station.

hub for trail users.² This will be completed with a focus on increasing resilience to climate change and addressing persistent environmental justice concerns.

The Biotech Campus will be for life science manufacturing in immediate proximity to world class healthcare institutions. More than 2,000 jobs paying family-sustaining wages are anticipated at full buildout (by 2030), with a focus on jobs that are accessible to residents of SW Philadelphia. The campus will be an integral part of Philadelphia's growing cell and gene therapy sector and will build upon the success of existing life science hubs in adjacent neighborhoods.

Workforce training is a core part of the Biotech Campus development, and we will build from the successful model we have developed with the West Philadelphia Skills Initiative, the Wistar Institute, and Iovance Biotherapeutics. This training program has demonstrated that careers in cell and gene therapy manufacturing are attainable by Philadelphians who do not have a college degree – promoting equity and a career pathway for many residents. The RFP for the Biotech Campus required potential development partners to identify plans for a similar training program that will support employment for SW Philadelphia residents and others with limited education.

All buildings and core infrastructure in the Biotech Campus will be raised above the base flood elevation and will meet current standards for flood-resistant construction (including ASCE 24). The team is well-versed in ESG+R practices and has identified strategies to reduce operating carbon, including by using low- and zero-impact materials, reducing operating energy, gradually increasing onsite renewable energy production, and increasing flexibility for renewable procurement through electrification. In addition, PIDC (Management Company for PAID) has identified sustainability & resilience as a priority in our Strategic Framework.

Climate mitigation and adaptation strategies include: improving the riparian ecosystem through the installation of a native riparian buffer; increasing access for bike & pedestrian transportation to reduce vehicle miles traveled and related emissions (operational & non-operational); increasing the urban tree canopy to address persistent heat island effects; & LEED-certified buildings for the Field Station and Biotech Campus to reduce operational emissions (NO_x, SO₂, CO₂, PM2.5, etc.). Best management practices for stormwater will be employed, using bioretention practices that filter nonpoint source pollution from stormwater before reaching the Schuylkill River. New green stormwater infrastructure at the Field Station is expected to collect more than two million gallons of excess stormwater from adjacent impervious surfaces.

1.c.i Strategy for Leveraging Resources: Site Characterization

PAID will meet with PADEP to determine if any data gaps exist. If additional assessment work is needed, PAID has an active EPA Assessment Grant under BF#96377901-1 that could be used (funds secured). Any additional assessment work would be completed before June 15, 2024, when the cleanup grant funding is expected to be awarded.

1.c.ii Strategy for Leveraging Resources: Site Remediation

If EPA funds do not cover the full project cost, we commit to funding the balance through a combination of internal funds and additional grants. PAID does not currently have additional funds secured for remediation of this site, but pending applications include: PA DCED Philadelphia Local

² The subject property is one of three properties owned by PAID that will be conveyed for use as public park space, for the trail, and for neighboring Bartram's Garden's Field Station. This is in addition to 8+ acres that have already been conveyed and 3.4 acres to be conveyed less than a mile to the south of the target area.

Share Account (LSA) application, US DOT Neighborhood Access and Equity (NAE) application, and PA DCED Statewide LSA application (to be submitted 11/2023).

As in the past, we will utilize the Cleanup Grant to leverage additional funds. In 2017, we leveraged an EPA Cleanup Grant for 1201 S. 35th St. to secure a \$1M PA ISRP grant, City capital funding, and a significant financial contribution from a private entity. We also leveraged EPA RLF dollars in 2017 and 2019 to facilitate UPenn’s \$60M+ redevelopment of former industrial facilities to establish the Pennovation campus, which has 70 tenant companies and 400 jobs.

1.c.iii Strategy for Leveraging Resources: Site Reuse

We are in negotiations with a development partner for the Biotech Campus, following an RFP process. This partner has the equity, lender relationships, and vision to make the Biotech Campus project a success. They have proposed contributing ██████ in equity ownership, with an additional ██████ in limited partner equity; they are beginning conversations with lenders to secure financing for the remainder for this transformative ██████ development. Bartram's Garden has secured funding for the design of the Field Station and is actively fundraising for its construction. Together with Bartram’s Garden, we have an application pending with the USDOT NAE program (referenced above) to fund the relocation of the River Trail and construction of the Field Station. If this application is unsuccessful, we will support Bartram’s Garden in securing funding from other sources, such as Pennsylvania’s LSA and RACP grant programs.

1.c.iv Strategy for Leveraging Resources: Use of Existing Infrastructure

To prepare for the reuse of this site, we commissioned an infrastructure study of the area which assessed: existing public utilities, elevations, floodplain impacts, stormwater, geotechnical, and seismic conditions. The study found the subject property has access to communication lines, electricity, water, gas, and sewer via the surrounding streets, and provides information about how the future use will be supported by this infrastructure (i.e. power levels, gas pressure). PAID, our future development partner, and other partners will cover the costs of any infrastructure upgrades required for the Biotech Campus, trail relocation, and Field Station.

Section 2: Community Need and Community Engagement

2.a.i The Community’s Need: Need for Funding

The Project Area’s median household income is low and its unemployment and poverty rates are high relative to Philadelphia in general and the United States overall (see table below). The poverty rate in the subject property’s census tract is 53%, which is more than 4x that of the U.S. (13%) and Pennsylvania (12%), more than 2x that of Philadelphia (23%), and higher than that of the target area (32%).³ Philadelphia is also higher in all of these metrics than both the state and national average, which limits tax revenue and therefore the City’s ability to fund this work. Further, local organizations lack resources and capacity to pursue remediation and redevelopment. EPA’s resources are crucial to incentivizing remediation and redevelopment of brownfields for uses that benefit the community.

Metric	Census Tract	Target Area	Philadelphia	Pennsylvania	U.S.
Median Household Income	\$30,077	Varies ⁴	\$52,649	\$67,587	\$69,021
Unemployment Rate	15%	11%	9%	6%	5%
Poverty Rate	53%	32%	23%	12%	13%

2.a.ii The Community’s Need: Threats to Sensitive Populations

³ Source: U.S. Census Bureau ACS 2021 5-year estimates.

⁴ Census Tract 391: \$30,077; 70: \$34,928; 74: \$43,654.

(1) Health and Welfare of Sensitive Populations. By removing contaminants that pose dangers to human health and redevelopment to create new job opportunities and recreational assets, this project improves the health and welfare of a highly disadvantaged community, where more than half of households receive Supplemental Security Income (12%, vs. 5% nationwide), cash public assistance (8%, vs. 3% nationwide), and/or food stamps (46%, vs. 11% nationwide), and where more than two-thirds of residents either lack health insurance or receive public health insurance.⁵ Among vulnerable populations, poor environmental and economic conditions severely impact children and older adults, who lack resources or capacity to move elsewhere to reduce exposure to environmental contamination. See the following table for additional data.⁶

Metric	Target Area	Philadelphia	Pennsylvania	U.S.
People of Color ⁷	96%	66%	25%	41%
Youth (Under 18)	32%	22%	21%	23%
Households with Youth Living with Single Adult	63%	43%	24%	24%
Older Adults (65+)	11%	14%	18%	16%
Limited English Proficiency	1%	11%	4%	8%
People with a Disability ⁸	21%	17%	14%	13%
Less than High School Degree or Equivalent	12%	13%	9%	11%
Households with No Vehicles	46%	29%	11%	8%

The cleanup will particularly benefit residents of Bartram Village, the Philadelphia Housing Authority’s 1,000-resident complex that is located less than half a mile from the property (in census tract 391). Despite its proximity to the River Trail and Bartram’s Garden, Bartram Village is separated from these amenities by a railroad and a roadway that is dangerous to pedestrians and cyclists. Residents, who are among the poorest both within Philadelphia and across the U.S., will see the most benefit, with safe, easy access to Bartram’s Garden and the trail.

The project will provide long-overdue investments in a predominantly Black community that has not received sufficient funding or opportunities and where heavy industrial uses in the area have contributed to substantial environmental justice issues. Remediation will reduce environmental and public health risks from contaminant movement, structural hazards, and sea level rise, and will contribute to better air quality and reduce heat island effects.

(2) Greater than normal incidence of disease/adverse health conditions. The target area has higher than average adverse health conditions (asthma rate: 99th percentile; low life expectancy: 95th percentile; disability rate: 89th percentile). By remediating degraded riverfront land, this project will reduce the harmful impact air and water pollution has had on its nearby neighbors. The vacant site will be transformed into an accessible public trail and greenway, further reducing adverse environmental impacts and improving the quality of life for the surrounding community.

(3) Environmental Justice. a. Identification of Issues. Heavy industrial uses in the area have contributed to substantial environmental justice issues. The target area is characterized by significant environmental hazards (underground storage tanks: 96th percentile; wastewater discharge: 94th percentile; hazardous waste proximity: 85th percentile). It also scores highly in other metrics, including presence of lead paint, particulate matter levels, and proximity to risk management plan facilities and Superfund sites. Residents living here experience disproportionate

⁵ These metrics are for the target area. The subject property census tract has higher rates across all metrics.

⁶ All data in this table from the U.S. Census Bureau ACS 2021 5-year estimates.

⁷ Defined as racial or ethnic minority by the U.S. Census.

⁸ Noninstitutionalized population only.

and adverse environmental and health impacts, which create accompanying economic challenges. *Note:* While CEJST does not identify the project as being within a disadvantaged census tract (CT), it uses out-of-date boundaries, incorrectly locating the subject property within the zero-population CT 9809. However, the CT labeled 69 in this platform corresponds with the portion of CT 391 (which is the one for the subject property) that has residents. CEJST does identify the area labeled as CT 69 as disadvantaged, and the demographic data given for this area in CEJST very closely matches the ACS 2021 five-year estimate data for the subject property's correct CT.

b. Advancing Environmental Justice. Intrinsic to our mission, we take an equitable development approach to ensure that this community, with its environmental justice concerns, will benefit from improvements that make the community a healthier environment to live and work. The Biotech Campus will bring economic opportunity through well-paying jobs with health insurance benefits that will enable employees and their families to access high quality healthcare. In addition, this project will not displace any residents or businesses and will better connect residents to the rest of the region. EPA funding would create access to safe and affordable active transportation options to daily destinations and to open space.

2.b.i & ii Community Engagement: Project Involvement and Project Roles

This project's focus on environmental restoration, community engagement, and youth workforce development reflects the surrounding community's top priorities. Specifically, the project is an outgrowth of extensive community visioning effort undertaken in 2018 and 2019 by the SW Community Leadership Circle, where input was gathered from more than 300 local residents through public meetings, surveys, and door-to-door canvassing.

Further, PIDC ensured that community leaders played an active role in the developer selection process for the Biotech Campus by creating an Advisory Committee made up of many organizations listed below. The Committee interviewed the development teams, reviewed their proposals, and provided a recommendation.

Community partners include: **1) Empowered Community Development Corporation (CDC)**, Val Gay, Consulting Executive Director, [REDACTED]: share about cleanup & reuse with residents; **2) Southwest CDC**, Donna Henry, Executive Director, [REDACTED]: share about cleanup & reuse with residents; **3) John Bartram Association (JBA/Bartram's Garden)**, Maitreyi Roy, Executive Director, [REDACTED]: share information with residents & Garden users; design & construct Field Station; **4) NESTT Childcare Facility**, Sharon Neilson, Project Manager, [REDACTED]: advise JBA on education, job training, & apprenticeship opportunities at Field Station; **5) Philadelphia City Council District 3**, Jamie Gauthier, Councilmember, [REDACTED]: ensure a wide reach for all public information; advise on job training, education, & apprenticeship possibilities; **6) SW Community Leadership Circle**, Sophia Poe, Community Partnerships Manager, JBA: [REDACTED]: share information with nearby residents and convene stakeholders; strong connections with Bartram Village residents; **7) Schuylkill River Development Corporation**, Joe Syrnick, President & CEO [REDACTED]: technical support on trail realignment; **8) Philadelphia Housing Authority Bartram Village Complex**, Andrew Meloney, Director, Choice Neighborhoods Program, [REDACTED]: convene Bartram Village residents & disseminate information.

2.b.iii Incorporating Community Input

We meet virtually with community partners on a quarterly basis to share updates, hear about their projects, offer technical assistance, and incorporate their feedback into our strategy. A key part of

these meetings is to identify opportunities to present to additional community members and solicit their feedback. For example, after several community partners expressed skepticism about life sciences, given historical issues with this sector in predominantly Black communities, as well as concerns about the accessibility of future jobs, we responded by hosting tours to learn more about the facilities' safety measures and inclusive opportunities this field can provide, including the potential for accessible, family-sustaining jobs. We have quarterly coordination meetings with the Philadelphia Housing Authority and SEPTA that create additional opportunities to connect with community members. Most recently, we participated in an event (250+ people in attendance) at the Bartram Village housing complex.

Section 3: Task Descriptions, Cost Estimates, and Measuring Progress

3.a Proposed Cleanup Plan: A 0.3-acre area of impacted soils will be excavated to a depth of 4 feet below ground surface, resulting in 2,500 cubic yards of impacted soil being removed from the subject property.⁹ This proposed volume addresses all known areas of identified impact onsite. Post-excavation soil sampling will be conducted to determine if SHS or Site-Specific Standards are attained in accordance with PA's Act 2 Land Recycling Program after completion of soil excavation. Excavated materials will be disposed of offsite, and the excavation will be backfilled with certified clean fill in accordance with Pennsylvania's Management of Fill regulations. Topsoil will be placed above the fill, and vegetation and soil near the riverbank will be left in place to mitigate slope and fluvial erosion. Periodic inspections of the cap will be required and will be documented in a Post Remediation Care Plan. Engineering (capping) and institutional (land use restrictions) controls will be documented in a uniform environmental covenant. The cleanup work will be completed by a construction contractor under supervision of a QEP, both to be procured through a competitive process in accordance with EPA guidelines.

3.b.i-iv. Description of Tasks/Activities and Outputs: Project Implementation

Task 1: Program Management: *EPA reporting:* full period, led by staff until QEP procured, then by QEP, estimated Q4 FY24. *Internal staff meetings:* full period. *Meetings with consultants:* beginning with QEP during Q4 FY24, then also construction contractor beginning Q2 FY25. *National Brownfields Conference attendance:* Q4 FY24 and FY26. **Outputs:** Quarterly reports, Federal Financial Reports, MBE/WBE forms, and any other forms required by EPA. **Lead:** PIDC staff, with selected QEP providing support on EPA reporting once under contract.

Task 2: Pre-Remediation: QEP procurement: Including RFP development, issuance, and review; selection and approval of QEP team. PIDC staff, Q1-Q2 FY24. **Preparation and submission of all Task 2 outputs:** Q3 FY24-Q1 FY25, led by QEP with PIDC staff oversight. **Construction contractor procurement:** same steps as for QEP. PIDC staff with support from QEP, Q3-Q4 FY24. **Mobilization and Erosion & Sediment Controls:** Construction contractor, Q1-Q2 FY25. **Outputs:** 1) Refreshed Notice of Intent to Remediate (NOI) along with public notification (newspaper and municipality) (if requested by PA DEP); 2) Public Involvement Plan (PIP) to PADEP and the Department of Public Health (if requested by the municipality in response to the NOI). If PIP requested, required public notification and public meeting; 3) Public notification (newspaper & municipality) of a plan submission to PADEP; 4) Revised Cleanup Plan submitted to PADEP for approval; 5) Community Involvement Plan (CIP) submitted to EPA; 6) Updated ABCA submitted to EPA; 7) Health and safety plan prepared by the QEP for oversight of remedial work, to be included in RFP for the

⁹ Excavated materials assumed to characterize as non-hazardous and will be disposed properly at a licensed off-site facility under proper documentation (waste manifest). Groundwater estimated to be approximately 5 feet bgs.

construction contractor. **Lead:** PIDC staff until the QEP procured, then QEP (providing owner’s representative services), with PIDC oversight.

Task 3: Remediation: Building demolition, concrete excavation, stockpiling; offsite disposal of 50 tons buried and exposed piping; excavation, transportation, & disposal of non-hazardous, petroleum-impacted soils (construction contractor, Q2-Q3 FY25). Final site grading, stabilization, and cleanup (construction contractor, Q3-Q4 FY25). Remedial oversight & post-remedial sampling (QEP, Q1-Q4 FY25). **Outputs:** 0.3 acres remediated; sampling reports. **Lead:** Construction contractor overseen by the QEP, given each team’s expertise in this work.

Task 4: Post-Remediation: Preparation and submission of all Task 4 outputs: QEP, Q4 FY25-Q2 FY26. Post-remediation monitoring: QEP, Q4 FY25-Q4 FY27. **Outputs:** 1) Final Report for Soil to PADEP; 2) Environmental Covenant; 3) Cleanup completion report to EPA. **Lead:** QEP, given expertise in compliance and reporting (this will be a key part of evaluation at the RFP stage). PIDC staff to have regular meetings with the QEP and construction contractor throughout the award.

3.c Cost Estimates: Task 1: Internal staff meetings total \$8,383 in personnel costs and \$1,987 in fringe (156 hrs at \$54 and \$13/hr).¹⁰ QEP to join meetings beginning Q3 FY24 (\$8k lump sum) and contractor to join beginning Q2 FY25 (\$8k lump sum). Two staff members attending two US EPA National Brownfields Training Conferences: \$1.9k per person per year (\$7.6k total, under Travel). Unit costs: \$200 registration fee, \$800 lodging (4 nights at \$200/night), \$600 airfare, \$100 ground transportation, \$200 per diem (\$50/day for 4 days). **Task 2: Construction costs:** Contractor remediation work plan (\$16k), mobilization/demobilization (\$35k), erosion and sediment controls (\$12k). **DEP coordination, public notifications, and public involvement plan:** Internal staff time: \$8.6k in salaries and \$1.9k in fringe benefits (116 hrs at \$74 and \$17/hr). \$15k allocated for QEP support for this subtask. **Procurement:** Internal staff time (for two RFP processes: QEP and construction contractor): \$7.6k in salaries and \$3.5k in fringe benefits (108 hours at \$70 and \$33/hour). QEP advising for remediation contractor procurement is \$15k. **Task 3:** Construction costs are \$225k for building demolition required for remediation, \$3.8k for offsite disposal of buried and exposed piping (50 tons at \$75 each), \$544.5k for excavation and removal of non-hazardous, petroleum-impacted soil (3.3k tons at \$165/ton), and \$922.5k for site grading, clean fill (3.3k tons at \$64/ton = \$211.2k) and stabilization. QEP oversight includes \$52.8k as resident project representative (320 hrs at \$165/hr), \$28.8k for professional services and project management (120 hrs at \$240/hr), and \$9k for post-remediation confirmation samples (40 samples, \$225 each). **Task 4:** Final report, public notifications, and environmental covenant total \$65k in work by the QEP.

Categories	Task 1	Task 2	Task 3	Task 4	Total
Personnel	\$8,383	\$16,214	\$0	\$0	\$24,597
Fringe	\$1,987	\$5,457	\$0	\$0	\$7,444
Travel	\$7,600	\$0	\$0	\$0	\$7,600
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0	\$0
Contractual	\$8,000	\$30,000	\$90,600	\$65,000	\$193,600
Construction	\$8,000	\$63,000	\$1,695,758	\$0	\$1,766,758
Other	\$0	\$0	\$0	\$0	\$0
Total Direct Costs	\$33,970	\$114,671	\$1,786,358	\$65,000	\$2,000,000

¹⁰ Hourly rates vary throughout this section because of individual staff members working on each subtask.

Indirect Costs	\$0	\$0	\$0	\$0	\$0
Total Budget	\$33,970	\$114,671	\$1,786,358	\$65,000	\$2,000,000

3.d Plan to Measure and Evaluate Environmental Progress and Results

Working with the QEP (once under contract), we will develop a project schedule to track milestones, to be refined with selected construction contractor. Short-term progress will be tracked through meetings with QEP and selected contractor. Progress will be measured by comparing the proposed timeline with actual duration, and by working with QEP and contractor to assure the schedule is maintained. We will measure success by achieving remediation and closeout within the grant period. We will evaluate long-term progress in terms of private and institutional dollars invested in the remediated site; acres converted for public amenities; speed of conversion for public use or private taxing; jobs created by new uses; jobs that are accessible to people without a college degree; number of trail users; Field Station visitation; and reduced rates of disease as indicated by future community wide health assessments.

Section 4: Programmatic Capability and Past Performance

4.a Programmatic Capacity i. Organizational Structure: PIDC manages and performs all PAID operations and obligations, pursuant to a Management Agreement (available upon request). PIDC is the City of Philadelphia's economic development corporation. Over 65 years, PIDC has managed more than \$19B in financing, 3,350 acres of land sales, and 3M SF of leased space, which have leveraged tens of billions of dollars in total investment and assisted in retaining and creating hundreds of thousands of jobs in Philadelphia. PIDC's 58-person staff are experienced in managing federal grants (e.g. EPA, HUD, EDA, DOD), as well as state and city grants.

ii. Description of Key Staff: The cleanup program will be overseen by Angie Fredrickson, JD, VP of Real Estate Services, who has 15 years of experience working in environmental planning and remediation, environmental law, and industrial development. Julia Cohen, a project manager with 7+ years of experience, will serve as the project director and day-to-day point of contact. She will coordinate with community partners throughout the process. Monica Trudeau, PE, VP of Project Management & Engineering will manage the RFP process, Adriana Buck will manage EPA drawdowns, and Tysha Dixon will assist with EPA reporting.

iii. Acquiring Additional Resources: Staff will conduct a competitive bid process to select the consultants (QEP and construction). Our in-house civil engineer will conduct the solicitation and provide oversight throughout the remediation process. We will ensure a competitive process that complies with EPA requirements as we have successfully done in the past. Our procurement process for recent EPA awards has included a scoring matrix developed prior to responses being received. Evaluation criteria include cost; experience with contaminated properties; experience with local, state, and federal regulatory agencies; qualifications and capacity of the project team; economic opportunity goals (MBE/WBE); and understanding of scope. A minimum of three staff members independently score all responses before coming together to discuss and make a decision on which respondent to recommend to the PAID Board and/or Contract Committee.

4.b Past Performance and Accomplishments (i: Current and Previous EPA Brownfields Grants)

i. Accomplishments: Under RLF award BF-96349201, we provided funds to two entities. **1) Impact Services** provided \$130,000 in equity for remediation and has since executed a \$25.8M redevelopment of the property into 48 units of affordable housing and a 10,000 SF commercial condo. RLF funds leveraged \$3.4M in predevelopment and renovation funding for a currently vacant portion of the site, which will be redeveloped in a future phase. **2) University of Pennsylvania**, to support Pennovation Works. Under this agreement, we provided a loan and grant

for the 74,000 SF multi-tenant Pennovation Lab building, which opened in 2021. The Pennovation Works campus now has over 70 tenant companies and 400 jobs in a wide range of industries. RLF funds leveraged over \$70M in additional funding for Pennovation Works.

RLF award 4B-95323401 went into effect 10/1/2023 and will be used to re-capitalize our brownfield RLF to support remediation of sites across Philadelphia by providing low-cost, flexible financing. Primary consideration is given to projects in economically disadvantaged census tracts per the Climate & Economic Justice Screening Tool (CEJST). In addition to loans, we will offer nonprofits a subgrant of 50% of the amount requested, up to a \$500,000 subgrant.

We have an active assessment grant (BF-96377901), extended to end 9/30/2024. So far, three sites have been assessed, and several more are in the pipeline. We are prioritizing projects located in disadvantaged areas, and/or that are led by MBEs/DBEs. Completed work includes: **1) 325-331 Bainbridge St:** A geophysical study to identify potential tanks, as recommended by a pre-existing Phase I. None identified and no additional assessment recommended. This redevelopment will allow a martial arts organization with early learning programs and connections with public schools to expand. **2) 1646 S. 51st St:** We are in the due diligence period to acquire this property from a private owner. Our QEP is preparing an SAP to begin a Phase II. Outcomes are the same as for the redevelopment of 1700 S. 49th St, including bringing accessible, family-sustaining jobs to SW Philadelphia and supporting access to the river and trail. **3) 1700 S. 49th St:** QEP prepared an ABCA as part of the remedial planning effort at the site and in support of this Cleanup Grant Application.

All outputs and outcomes for all EPA grants are accurately reflected in the Assessment, Cleanup and Redevelopment Exchange System (ACRES).

ii. Compliance with Grant Requirements: **RLF award BF-96349201:** We received a 1-year no-cost time extension and found a prospect to close out the grant by the reporting end date. After a PAQ was approved by the EPA and a Petroleum Eligibility Determination letter was approved by PADEP, the prospect decided to wait until closer to the construction timeline. This project is currently on hold and may not move forward within the grant period. We are looking for a replacement project or may request a time extension on the grant to accommodate this project, and we have been reporting to the EPA on the current status. The initial grant period was 11/1/2016 to 10/31/2021, and the 2020 supplementary award's period is 7/1/2020 to 6/30/2024 (including a one-year extension). The award has \$232,288.25 remaining.

RLF award 4B-95323401: No reporting has occurred yet, as the grant period began on 10/1/2023. An RFP process for the QEP is underway. The grant period is scheduled to end on 9/30/2028, and no funds have been expended yet. Given our success in closing five projects in prior RLF grants, we are confident these funds will be expended within the grant period.

Assessment award BF-96377901: After initial delays, issues with contracting and reporting due to the pandemic and limited staff capacity have been addressed, and we are actively working with our QEP to identify additional sites for assessment and reuse planning. Julia Cohen, the Project Director for this submission who was hired in part to manage this grant, coordinates closely with our EPA contact (Christian Smith) to provide progress updates. The period for this award is 10/1/2020 through 9/30/2024 (after being extended by one year), and \$284,629.50 in funds remains as of 9/30/2023.

Criterion 1: Statement of Applicant Eligibility

1.a: Philadelphia Authority for Industrial Development (PAID) is a public authority incorporated by the City of Philadelphia in 1967, authorized under the Economic Development Finance Law of the Commonwealth of Pennsylvania. (P.L. 251, August 23, 1967, 73 PA.C.S.A. Section 371 et seq., as amended). As such it meets the definition of a General Purpose Unit of Local Government. PAID's Articles of Incorporation, by-laws, and founding ordinance are included in Appendices A-1, A-2, and A-3. The day-to-day affairs of PAID are managed by PIDC (Lead Organization and Management Company for Applicant) under the direction and governance of a five-member Board of Directors appointed by the Mayor of Philadelphia. PIDC is the City of Philadelphia's public-private economic development corporation.

1.b: PAID is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

Criterion 2: Previously Awarded Cleanup Grants

The subject property (1700 S. 49th Street) has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

Criterion 3: Expenditure of Existing Multipurpose Grant Funds

PAID does not have an open EPA Brownfields Multipurpose Grant.

Criterion 4: Site Ownership

The applicant, which is PAID, is the owner of the subject property (1700 S. 49th Street) and will retain ownership for the duration of the time in which the Brownfield Cleanup Grant funds would be disbursed for the cleanup of the site. Proof of ownership is included in Appendix B.

Criterion 5: Basic Site Information

The subject property is 1700 S. 49th Street, Philadelphia, PA 19143. It has sometimes been called "49th Street Terminal." Once remediated, the property will be part of three revitalization projects: (1) the Lower Schuylkill Biotech Campus, a large-scale economic development and job generating project; and (2) the Schuylkill River Trail, a critical greenway that will connect underserved communities to the rest of the city, and (3) a new Field Station for Bartram's Garden, which will focus on workforce development, climate resilience, and urban environmental research.

Criterion 6: Status and History of Contamination at the Site

6.a: The property is contaminated by petroleum.

6.b: The property was first developed prior to 1923 as a sand and gravel wharf. It was an oil terminal from circa 1942 to 2006. Former railroad spurs served the site. The property was labeled as the "Water Terminal Fuel Oil Co.", "Franco Coal Co" and "Water Terminal Fuel Oil Sta" on historical Sanborn Fire Insurance maps and as "Major Petroleum Company" in 1975 to 2005 Sanborn maps. Six large, circular bulk fuel storage aboveground storage tanks (ASTs) and more than four accessory ASTs appear onsite in historical photos, but all storage tanks were removed by a previous owner. The property is currently not being used.

Sci-Tek Consultants prepared a Remediation Evaluation of the site in 2022. This report indicates that a non-operational fuel transfer system and canopy and a corrugated metal storage trailer structure are located in the western corner of the subject property by the gravel entrance driveway. An old river pier and bulkhead located off the bank of the Schuylkill River at the eastern edge of the site were also observed by Sci-Tek and described in this report.

6.c: Constituents of concern include semi-volatile organic compounds (SVOCs) and lead. Residual subsurface contamination remains onsite.

6.d: The property became contaminated due to its historic uses as an oil terminal. Urban Engineer's *Site Characterization Report* documented site characterization activities conducted at the site and an adjacent site (1631 S. 49th Street) during the period from 1992 through 2006. Soil samples were reported to contain PAHs at concentrations that exceeded PADEP Residential (R) and Non-Residential (NR) Direct Contact (DC) and Used Aquifer R and NR Soil to Groundwater (SGW) Statewide Health Standards (SHS). Concentrations of lead also exceeded the R DC and R/NR SGW SHS in some samples obtained at the Site. PAHs exceeding their respective standards include anthracene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(g,h,i)perylene, chrysene, and naphthalene. Benzene exceeded the R SGW SHS in one sample.

Boring logs prepared during tank closure activities document the presence of petroleum odors, elevated photoionization detector (PID) readings, and apparent petroleum staining on aggregate and coal fragments. Based on a 4-foot vertical depth of suspected impacts, the estimated volume of impacted material at the Site is 2,500 cubic yards.

Criterion 7: Brownfield Site Determination

The subject property fits the CERCLA definition of a brownfield, given as "...real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant." It is a petroleum-contaminated site, and it is listed by Environmental Data Resources, Inc. (EDR) on the US Brownfields database as the "49th Street Terminal, 1700 S. 49th Street, Philadelphia, PA 19143."

The applicant affirms the following about the subject property:

- It is not listed or proposed for listing on the National Priorities List.
- It is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA.
- It is not subject to the jurisdiction, custody, or control of the U.S. government.

In addition, the applicant affirms the following (related to petroleum site eligibility):

- There is no viable responsible party.
- The site will not be assessed, investigated, or cleaned up by a person that is potentially liable for cleaning up the site.
- The site is not subject to a corrective action order under the Resource Conservation and Recovery Act (RCRA) § 9003(h).

Criterion 8: Environmental Assessment

The applicant is using the following to meet the requirement for a written ASTM E1903-19 or equivalent Phase II environmental site assessment report:

- *Remedial Investigation Report/Cleanup Plan: Former National Heat & Power and 49th & Botanic Avenue Sites.* Prepared by Duffield Associates (now Verdantas). Dated April 18, 2013 and approved by PA DEP July 1, 2013 as a Remedial Investigation Report and Cleanup Plan as defined in Chapter 3 of the Land Recycling and Environmental Remediation Standards Act (Act 2). The site has not been occupied since this report was prepared and approved by PADEP. At the time of the reporting, PADEP required additional site characterization for the 49th Botanic Avenue site and Cleanup was deferred to a later date.

Additional documents include:

- *Site Characterization Report: National Heat & Power and 49th St. Terminal Properties. 49th Street and Botanic Ave.* Prepared by Urban Engineers, Inc. for the City of Philadelphia Commerce Department. Dated September 2006 and approved by PA DEP on January 10, 2007.
- *Remediation Implementation Plan: National Heat and Power and 49th Street Terminal Site.* Prepared by Malcolm Pirnie, Inc. Revised December 31, 2010.
- *Remediation Evaluation for the Former 49th Street Terminal Property.* Prepared by Sci-Tek Consultants, Inc. Revised June 22, 2022.

We will meet with PA DEP to discuss site characterization data gaps and will perform any required additional remedial investigation work utilizing the current assessment grant. Any additional assessment work would be completed before June 15, 2024, when the cleanup grant funding is expected to be awarded.

Criterion 9: Site Characterization

Please see the letter from PA DEP, attached as Appendix C. Section B applies. The applicant is not a State or Tribal Environmental Authority, and the site is eligible to be enrolled in a voluntary response program.

This letter affirms the following:

- The letter was prepared for a FY24 Cleanup Grant application and not a previously submitted application.
- The site is eligible to be enrolled in the state or Tribal voluntary response program.
- The site is enrolled in the state voluntary response program.
- The site has had a sufficient level of site characterization from the environmental site assessment performed to date for the remediation work to begin. The applicant will meet with DEP to determine if there are any data gaps and is committed to performing any additional remedial investigation work before June 15, 2024, if needed.

Criterion 10: Enforcement or Other Actions

There are no known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought.

Criterion 11: Sites Requiring a Property-Specific Determination

The site does not require a property-specific determination. The property was approved for assessment under a 2003 EPA grant, and none of the following apply:

- Properties subject to planned or ongoing removal actions under CERCLA;
- Properties with facilities that have been issued or entered into a unilateral administrative order, a court order, an administrative order on consent, or judicial consent decree or to which a permit has been issued by the United States or an authorized state under the Resource Conservation and Recovery Act (RCRA), the Federal Water Pollution Control Act (FWPCA), the Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act (SDWA);
- Properties with facilities subject to RCRA corrective action (§ 3004(u) or § 3008(h)) to which a corrective action permit or order has been issued or modified to require the implementation of corrective measures;
- Properties that are land disposal units that have submitted a RCRA closure notification or that are subject to closure requirements specified in a closure plan or permit;
- Properties where there has been a release of polychlorinated biphenyls (PCBs) and all, or part, of the property is subject to TSCA remediation; and
- Properties that include facilities receiving monies for cleanup from the Leaking Underground Storage Tank (LUST) Trust Fund (see the Information on Sites Eligible for Brownfields Funding under CERCLA § 104(k) for a definition of LUST Trust Fund sites).

Criterion 12: Threshold Criteria Related to CERCLA/Petroleum Liability (Scenario b: Petroleum Sites applies)

12.a: Does not apply.

12.b.i. Information for a Petroleum Site Eligibility Determination

Please see Appendix D for the emailed request for a state determination letter, submitted to PA DEP at 5:04pm EST on November 13, 2023. Information for petroleum site eligibility determination included below and in Appendix D.

(1) Current and Immediate Past Owners: The applicant, Philadelphia Authority for Industrial Development (PAID), is the owner of the subject property. The immediate past owner is Forty Ninth Street Terminals, Inc.

(2) Acquisition of Site: PAID acquired this property on January 9, 2007 for \$1.00 in accordance with that certain Consent Order and Settlement Agreement (CO&SA), dated April 29, 2005 by and among the Pennsylvania Department of Environmental, National Heat and Power Co., Inc. (NHP), Forty Ninth Street Terminals, Inc. (49th St.), University City Housing Company, and PAID in which NHP and 49th St. agreed to donate the property to PAID to be relieved of certain clean up responsibilities. A Site Characterization report (dated

September 2006) was completed under an EPA-approved Sampling and Analysis Plan and was used to determine whether PAID would acquire the property.

(3) No Responsible Party for the Cleanup of the Site: Under the CO&SA, NHP and 49th Street Terminals, Inc. performed certain remediation activities on the property and PAID agreed to continue to remediate the property. The CO&SA specifically states that “PAID did not cause or contribute to, and is not otherwise responsible under environmental law for contamination.”

(4) Cleaned Up by a Person Not Potentially Liable: Under the CO&SA, NHP and 49th St performed certain remediation activities on the property and PAID agreed to continue to remediate the property. The CO&SA specifically states that “PAID did not cause or contribute to, and is not otherwise responsible under environmental law for contamination.”

(5) Judgments, Orders, or Third-Party Suits: No current judgements, orders or third-party suits.

(6) Subject to RCRA: The site is not subject to RCRA. under § 9003(h) of the Solid Waste Disposal Act.

(7) Financial Viability of Responsible Parties: The CO&SA states that NHP and 49th street did not have the funds to remediate the property, which is why it donated the funds to a public entity.

Criterion 13: Cleanup Authority and Oversight Structure

13.a: We will meet regularly with the contractor(s) selected through an RFP process to oversee the cleanup at the site. We plan to enroll in a state or Tribal response program by achieving PADEP Act 2 Statewide Health Standards or Site Specific Standard environmental quality under the PADEP.

13.b: The properties adjacent to the site are all owned by PAID and are currently vacant/unused. The applicant does not anticipate needing to acquire access to any additional adjacent properties as part of the cleanup process.

Criterion 14: Community Notification Materials

14.a: The draft Analysis of Brownfields Cleanup Alternatives (ABCA) is included as Appendix E. It was also included in the Community Notification materials, published October 27, 2023. Please note that the costs included in the draft ABCA have been updated in the application submitted November 13, 2023.

14.b: The community notification ad is included as Appendix F-1. This includes a publication in the Philadelphia Inquirer (October 27 and 28, 2023, with an affidavit confirming its publication), social media posts October 27, 2023, and a posting on PIDC’s website (beginning October 27, 2023). In addition, we spoke with and sent individual emails to community partners to make sure that they were aware of our submission. These entities include:

- John Bartram Association (Bartram’s Garden)

- Empowered CDC
- Philadelphia City Council District 3
- Philadelphia Housing Authority
- Schuylkill River Development Corporation
- Southeastern Pennsylvania Transportation Authority
- Southwest CDC
- University of Pennsylvania's Pennovation Center
- Woodland Academy

14.c: We held a virtual public meeting from 4:00-5:00 pm on Wednesday, November 8, 2023. Meeting notes and a meeting participant list are attached as Appendix F-4, and the slides that were presented are attached as Appendix F-5. No written comments were received (and therefore no responses were prepared; see Appendix E-F).

14.d: Please refer to Appendices E and F for these materials:

- Appendix E: Draft ABCA
- Appendix F-1: Newspaper Ad and Affidavit
- Appendix F-2: Screenshots from PIDC's website and social media accounts
- Appendix F-3: Statement confirming that no comments received on the draft application and ABCA
- Appendix F-4: Meeting notes and participant list
- Appendix F-5: Presentation slides

Criterion 15: Contractors and Named Subrecipients

Not applicable. A contractor has not been procured for the work outlined in this submission and PAID has not identified a subrecipient for this application.