

LOWER FRANKFORD CREEK WATERSHED U.S. EPA BROWNFIELDS AREA-WIDE PLAN

URBAN WATERS FEDERAL PARTNERSHIP// MARCH 24th, 2015



This project is funded by a grant
from the U.S. Environmental
Protection Agency



AGENDA



- / EPA Area Wide Plan Overview
- / Development Decision Making Matrix
- / Delaware Avenue Extension
- / Open Space/Greenway Vision
- / Preliminary Concept Diagrams
- / Project Schedule

EPA AREA WIDE PLAN OVERVIEW



EPA's Priority Performance Goals:

- / Goal 1: Clean Air and Global Climate Change
- / Goal 2: Clean and Safe Water
- / Goal 3: Land Preservation and Restoration
- / Goal 4: Healthy Communities
- / Goal 5: Compliance and Environmental Stewardship

EPA AREA WIDE PLAN OVERVIEW



Office of Brownfields and Land Revitalization (OBLR)

Goals for Program:

- ✓ Establishing a “shared vision” for the redevelopment and clean-up of brownfields impacted areas
- ✓ Identifying viable reuse strategies for brownfields
- ✓ Identifying opportunities to strategically reuse or upgrade “dormant” infrastructure for new investment
- ✓ Address environmental justice through urban waterways
- ✓ Create a clear roadmap for implementation

DEVELOPMENT DECISION MAKING MATRIX



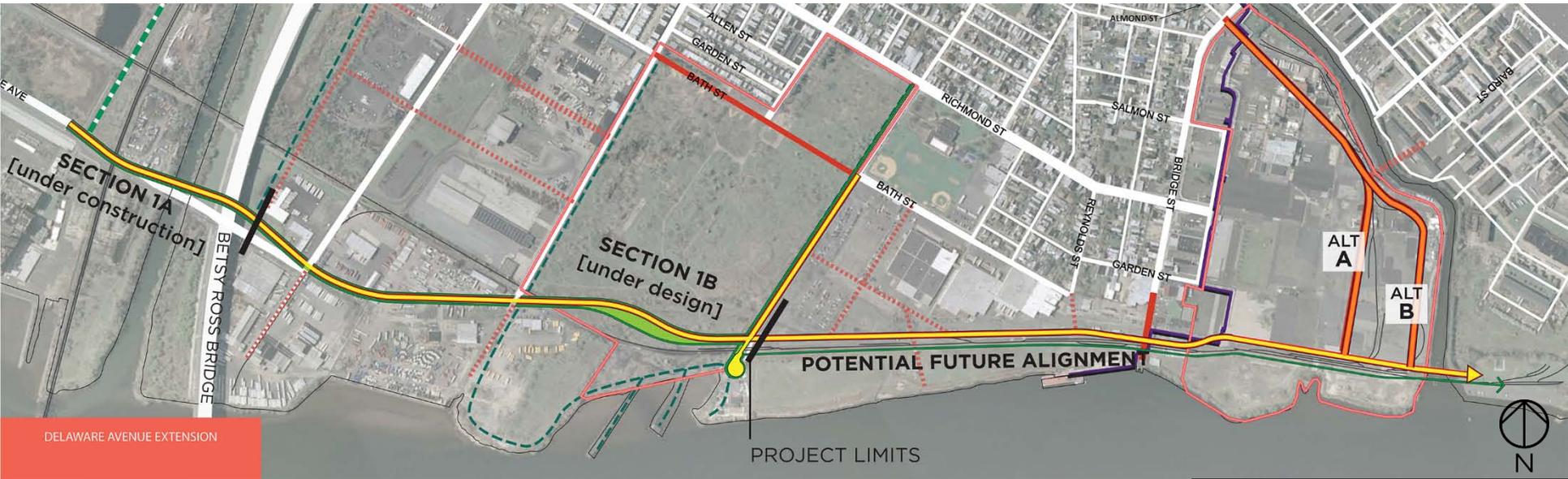
Respond to market potential to initiate economic development
 Increase public access to and awareness of waterways
 Improve human/environmental health & promote sustainability
 Improve vehicular, freight, and pedestrian circulation
 Improve quality of life in existing neighborhood

LEGEND

- LOW PRIORITY
- MEDIUM PRIORITY
- HIGH PRIORITY

							STRATEGY			
BRIDESBURG	Philadelphia Coke Co. Inc. (National Grid)									
	Neighborhood Extension	●		●	●	●	●	Medium Priority	A well-planned and well-implemented reuse of part of the site for neighborhood-compatible residential units and neighborhood-serving commercial uses could help knit that part of the site back into the community.	
	Industrial	●			●			○	Providing industrial use on a portion of the site would serve a market need and create job opportunities.	
	Parking	●			●	●		○	Creating sufficient surplus of parking to serve existing neighborhood needs.	
	Riverfront Greenway	●	●	●	●	●		●	Public access along and directly to the river's edge would provide a recreational amenity to Bridesburg, surrounding neighborhoods and the region.	
	Neighborhood to River Connection		●	●	●	●			●	Connecting streets at regular intervals through the Brownfields zone would re-establish long broken community connection to the river.
	Flood Management	●	●	●					●	Waterfront site acreage in the AE flood zone might serve public purposes for wetland mitigation and open space, and private purposes for stormwater management.
	Rohm & Haas (DOW)									
	Commercial/Retail	●				●			○	Peripheral commercial/retail along Bridge Street provides the opportunity to create a two-sided corridor with development oriented towards street.
	Industrial	●			●				○	Industrial use is the most viable use for the bulk of this site. An industrial reuse could serve a market need and create job opportunities.
	Riverfront Greenway	●	●	●	●	●			●	Public access along and directly to the river's edge would provide a recreational amenity to Bridesburg, surrounding neighborhoods and the region.
	Periphery Access Road	●		●	●				●	Introduce a new peripheral road to provide interior access to new uses on the site and divert Bridge Street traffic from the heart of Bridesburg.
	Arsenal Connection	●	●		●				●	A bridge for pedestrians, cyclists, and even motorists could help foster economic synergy between the Arsenal Business Center and the Rohm and Haas site.
Flood Management	●	●	●					●	A portion of this site is significantly impeded for redevelopment due to flooding and industrial legacy, making it potentially viable as an area for limited-public access flood and stormwater management.	

DELAWARE AVE EXTENSION



DELAWARE AVENUE EXTENSION

LEGEND

-  Belt Line Railroad & Other Rail Lines
-  North Delaware River Trail Alignment, Potential
-  Delaware Avenue Alignment, Potential
-  Perimeter Road, Potential Alternatives
-  Honeywell Elevated Pipeline
-  Bike/Ped Connection
-  Proposed New Local Roadway
-  Future Connection, Potential
-  Existing Roadway
-  Interstate Improvements
-  Catalyst Site

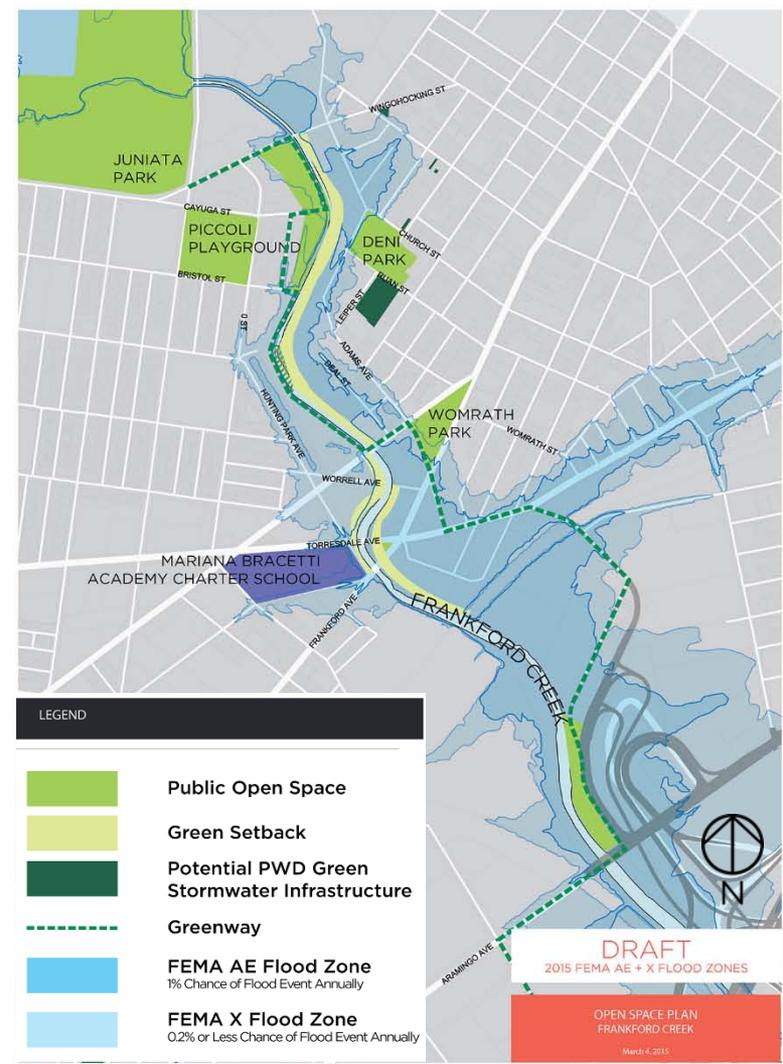
OPEN SPACE/GREENWAY VISION



/DELAWARE RIVERFRONT



/FRANKFORD CREEK



PHILADELPHIA COKE CO. – ALT A

ALTERNATIVE A



LEGEND

- | | |
|-------------------------------|----------------------------|
| ----- Rail | PROPOSED LAND USES |
| - - - - - Bike/Ped Connection | Public Open Space |
| Existing Roadway | Green Setback |
| Interstate Improvements | Riverfront Amenity |
| Proposed Roadway | Low Density Residential |
| Future Connection | Medium Density Residential |
| Transit Line | Mixed-Use |
| Delaware Trail Alignment | Commercial |
| Delaware Avenue Alignment | Industrial |
| Honeywell Elevated Pipeline | Institution |
| Parking | Undetermined |
| Catalyst Site | |



LAND USE COMPOSITION

- OPEN SPACE
- RESIDENTIAL
- MIXED-USE
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- UNDETERMINED



PHILADELPHIA COKE CO. – ALT B

ALTERNATIVE B



PHILADELPHIA COKE CO. LAND USE CONCEPT
ALTERNATIVE B
February 5, 2015

LEGEND

- | | |
|---|---|
| <ul style="list-style-type: none"> +++++ Rail - - - - - Bike/Ped Connection Existing Roadway Interstate Improvements Proposed Roadway Future Connection Transit Line Delaware Trail Alignment Delaware Avenue Alignment Honeywell Elevated Pipeline Parking Catalyst Site | <h4>PROPOSED LAND USES</h4> <ul style="list-style-type: none"> Public Open Space Green Setback Riverfront Amenity Low Density Residential Medium Density Residential Mixed-Use Commercial Industrial Institution Undetermined |
|---|---|



LAND USE COMPOSITION

- OPEN SPACE
- RESIDENTIAL
- MIXED-USE
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- UNDETERMINED



DOW – ALT A

ALTERNATIVE A



LEGEND

- | | |
|-------------------------------|----------------------------|
| +++++ Rail | PROPOSED LAND USES |
| - - - - - Bike/Ped Connection | Public Open Space |
| Existing Roadway | Green Setback |
| Interstate Improvements | Riverfront Amenity |
| Proposed Roadway | Low Density Residential |
| Future Connection | Medium Density Residential |
| Transit Line | Mixed-Use |
| Delaware Trail Alignment | Commercial |
| Delaware Avenue Alignment | Industrial |
| Honeywell Elevated Pipeline | Institution |
| Parking | Undetermined |
| Catalyst Site | |



DOW – ALT B

ALTERNATIVE B



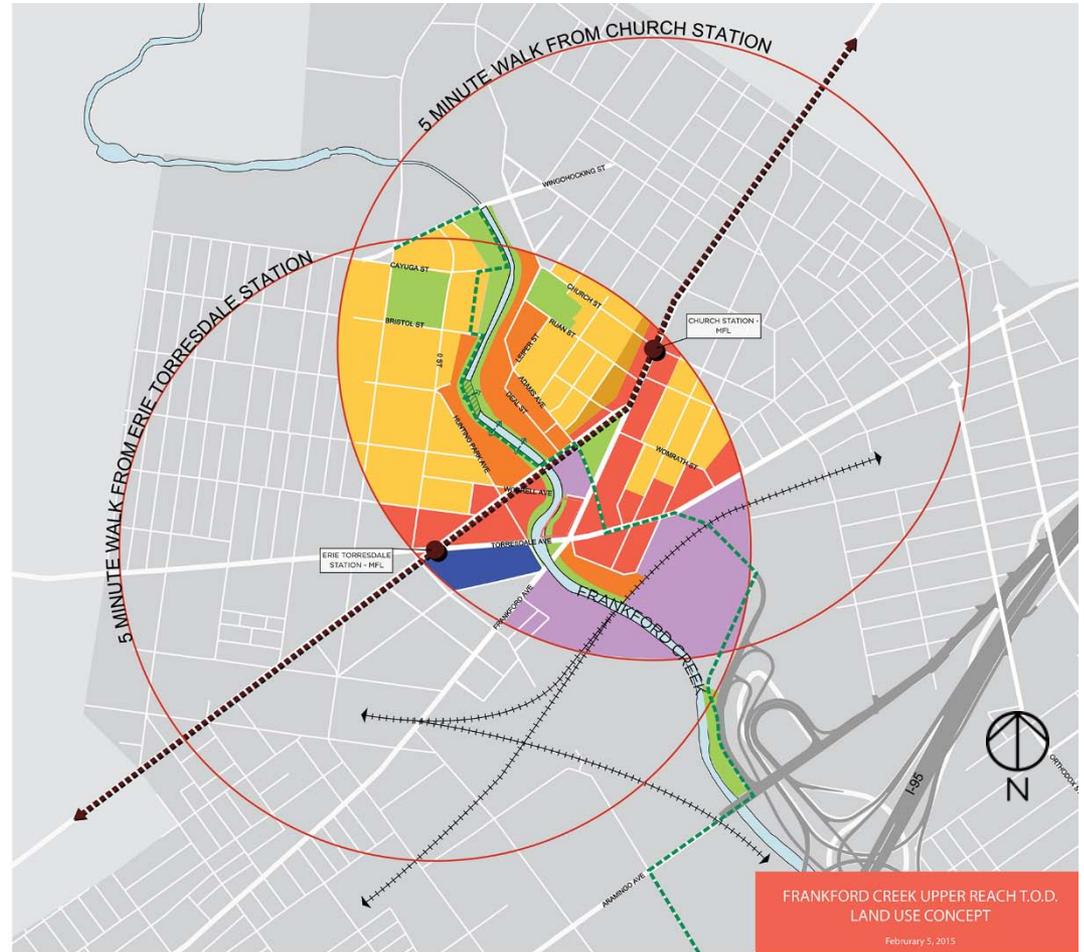
LEGEND

- | | | | |
|-------|-----------------------------|--|----------------------------|
| +++++ | Rail | | Public Open Space |
| ---- | Bike/Ped Connection | | Green Setback |
| ▬ | Existing Roadway | | Riverfront Amenity |
| ▬ | Interstate Improvements | | Low Density Residential |
| ▬ | Proposed Roadway | | Medium Density Residential |
| ---- | Future Connection | | Mixed-Use |
| ---- | Transit Line | | Commercial |
| ▬ | Delaware Trail Alignment | | Industrial |
| ▬ | Delaware Avenue Alignment | | Institution |
| ▬ | Honeywell Elevated Pipeline | | Undetermined |
| ▬ | Parking | | |
| ▭ | Catalyst Site | | |



FRANKFORD CREEK UPPER REACH

POTENTIAL CREEK ENGAGEMENT POINTS



LAND USE COMPOSITION

- OPEN SPACE
- RESIDENTIAL
- MIXED-USE
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- UNDETERMINED



PROJECT SCHEDULE



- ✓ A summary of the February community meeting, and preliminary DRAFT materials, are available for public review on the project web site:

www.frankfordcreekbrownfields.com

- ✓ Public comments were requested by March 20th.
- ✓ A community meeting is tentatively scheduled for May 20th to present a final DRAFT report.
- ✓ The final U.S. EPA Lower Frankford Creek Watershed Brownfields Area-Wide Plan is scheduled to be completed by mid-summer, 2015.