



Keystone Industrial Port Complex

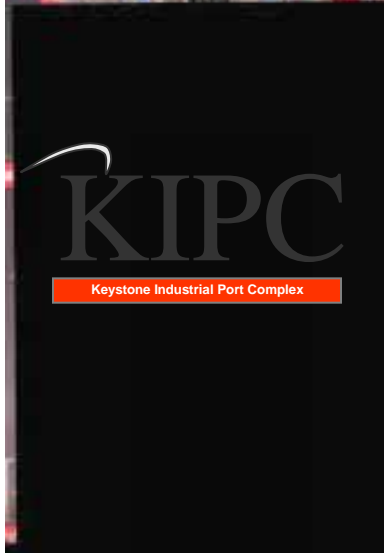


Brownfield Redevelopment at KIPC: An ongoing Success Story

Presented by

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Agenda



- ❖ **Overview of the site and location**
- ❖ **Site Description**
- ❖ **Site and Regulatory History**
- ❖ **KOIZ (Keystone Opportunity Improvement Zone)**
- ❖ **Collaborative Approach with the Agencies and Stakeholders**
- ❖ **Redevelopment Accomplishments**



Video Clip



Regional Context

Pennsylvania

New York

Bucks County

New Jersey
KIPC

New Jersey

Maryland

8,000,000 additional people
anticipated in the next 30 years
8% of U.S. Population growth

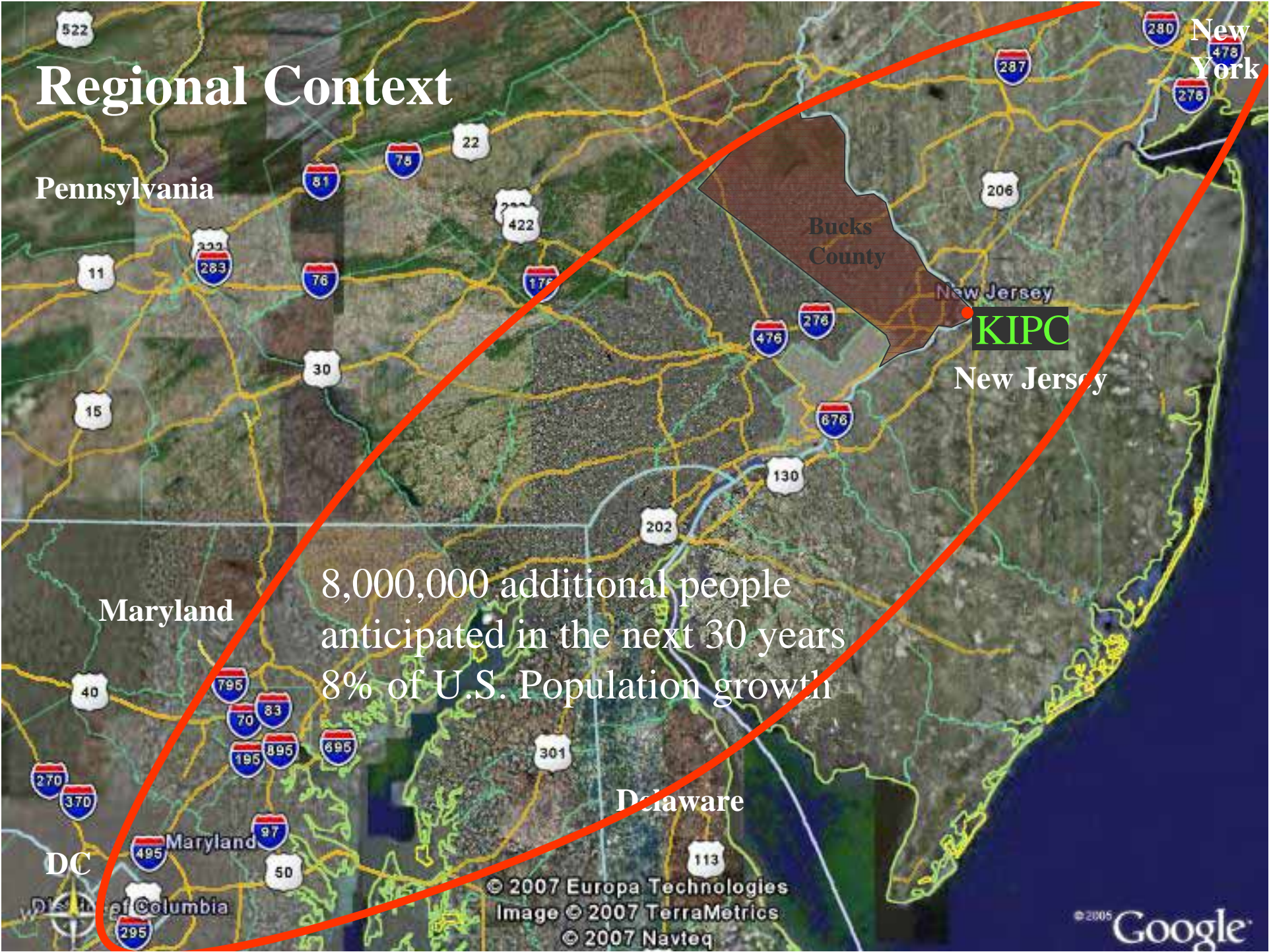
Delaware

DC

Maryland

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Overview of the Site



HISTORY

- ❖ Previous integrated steel mill
- ❖ Majority of the steel making facilities have been demolished
- ❖ Current steel making is a hot dip galvanizing line

SITE ATTRIBUTES

- ❖ 2500 acre site with miles of utility infrastructure; Gas, Water, Electricity, Sanitary
- ❖ Deep water port operated by Kinder Morgan
- ❖ 75 miles of rail

TRANSITION

- ❖ Light industrial park to the north



Site Layout





Regulatory History



- ❖ **RCRA Facility Investigation**
- ❖ **EPA Consent Order**
- ❖ **PADEP ACT 2 program**
- ❖ **Non Use Aquifer**



Collaborative Approach: Agencies and Stakeholders

Economic

Pennsbury School District
PEF, Pennsbury partners

**Federal and State of Pennsylvania
Admin.:**DCED; GAT; DOT; DEP,EPA,DRBC
Grants and Loans for Businesses

Bucks County
Planning Commission;
Conservation District;
Solicitor; RDA; EDC; BCCC; WIB

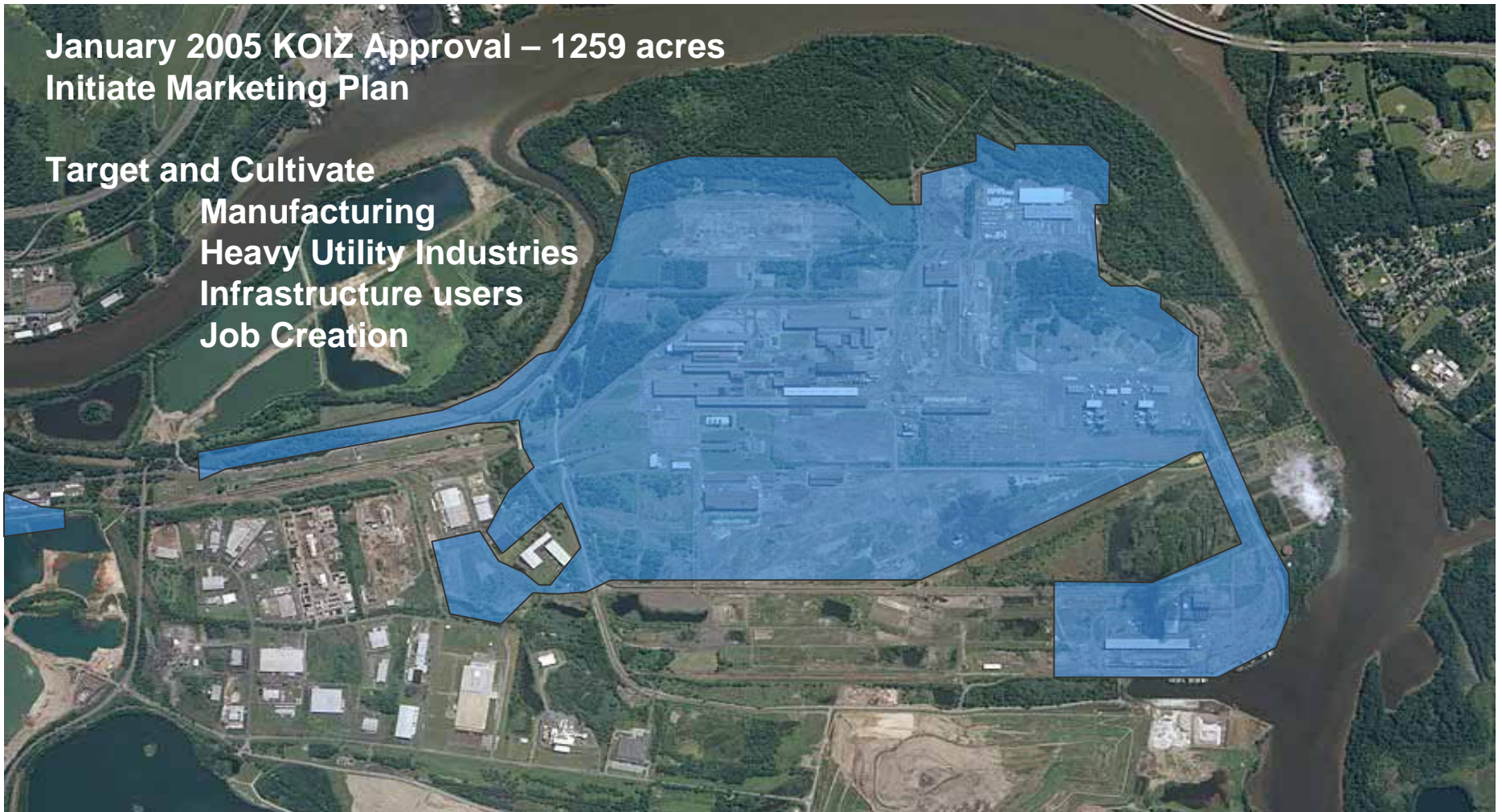
Other Regional Affiliates:
GPCC; DVRPC; BCITC
GPWTC; BCRP;BCDP

Falls Township
Falls Board of Supervisors
Code Enforcement; Fire Marshall
Township of Falls Authority
Philadelphia Building Trades
Waste Management
KIPC Companies
Morrisville Municipal Authority
Enterprise Zone, LBCCC

KOIZ Area

January 2005 KOIZ Approval – 1259 acres
Initiate Marketing Plan

Target and Cultivate
Manufacturing
Heavy Utility Industries
Infrastructure users
Job Creation



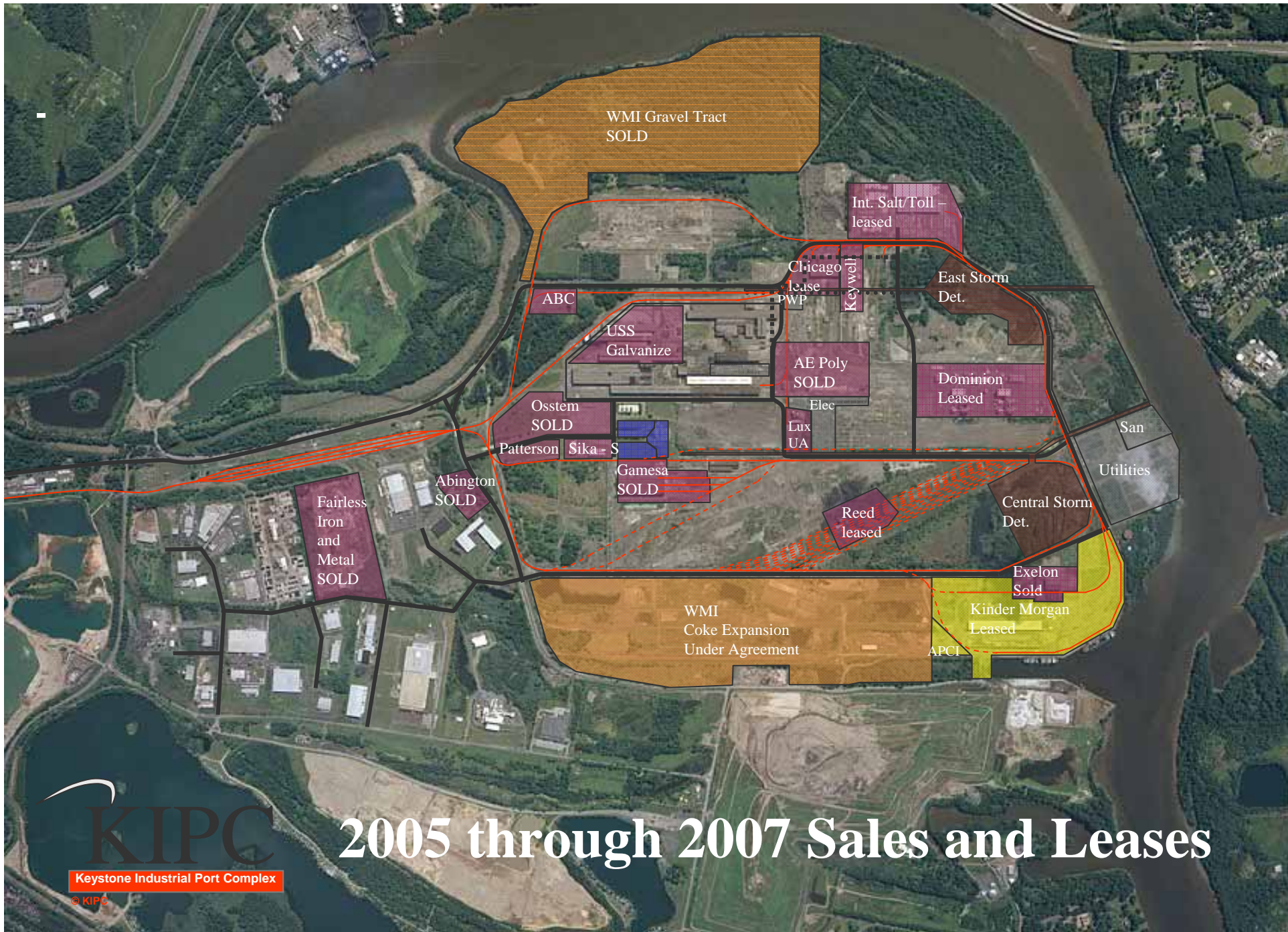


Collaborative Approach

Environmental

- ❖ **Utilize PA' One Cleanup Plan Approach**
- ❖ **Site soils addressed on a parcel by parcel basis under PADEP Act 2**
- ❖ **Release of liability from the PADEP, Comfort Letter from EPA**
- ❖ **Site wide groundwater approach under PADEP Act 2 and EPA**
- ❖ **Final Agency determination from US EPA**
- ❖ **Quarterly meeting to coordinate Act 2, RCRA, water, waste and air permitting**





2005 through 2007 Sales and Leases

KIPC
Keystone Industrial Port Complex

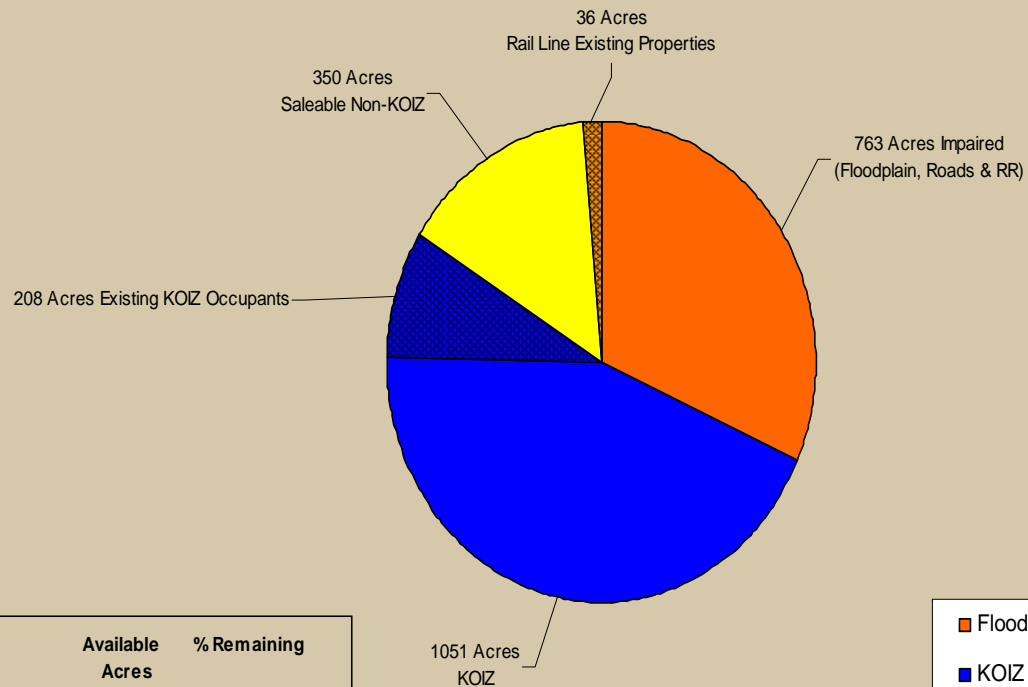
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KIPC Site Development



Acreage Available in 2003

Acres Available - 2003



	Available Acres	% Remaining
KOIZ	1051	84%
Non-KOIZ	763	95%

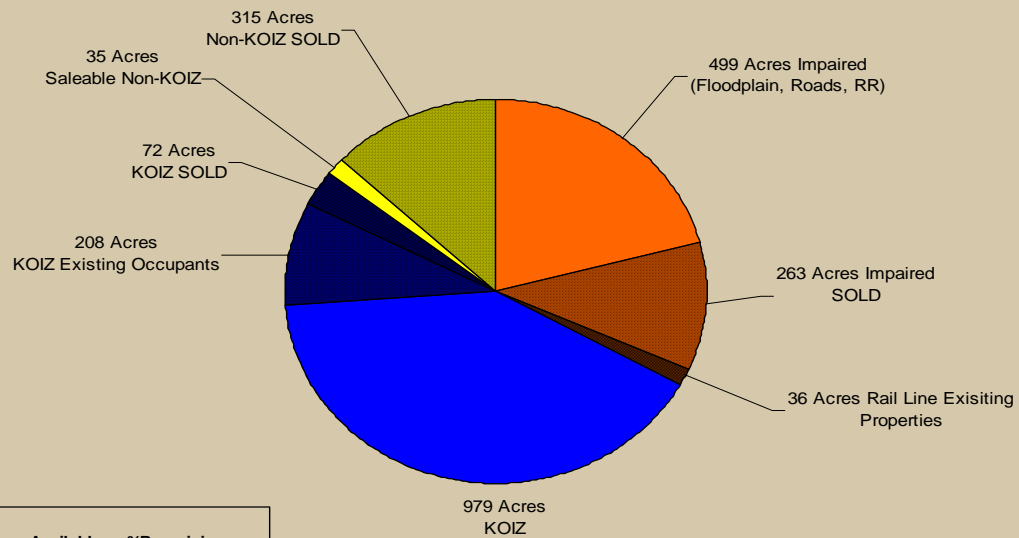
■	Floodplain, Roads, RR
■	KOIZ
■	Non-KOIZ

KIPC Site Development



Acreage Available 2007

Year End 2007 Available Acres



	Available Acres	%Remaining
KOIZ	979	78%
Non-KOIZ	499	63%

■	Floodplain, Roads, RR
■	KOIZ Available Acres
■	Non-KOIZ



Collaborative Approach

Economic

- ❖ ***Opportunistic, Creating Value, Engaging (Stakeholders)***

Looking beyond: Global Marketing

Long term value for all parties

Involve the stakeholders in the process





Opportunistic, Creating Value, Engaging (Stakeholders)

