

HARRISBURG REDEVELOPMENT AUTHORITY

1. Applicant: The Redevelopment Authority of the City of Harrisburg (HRA),
MLK City Government Center, 10 North Second Street, Suite 405, P.O. Box 2157,
Harrisburg, PA 17105-2157
2. EPA Grant Funding Amount Requested: \$200,000
3. BF AWP Project Area Location and Description
 - a. The Brownfield Area Wide Project Area is the Industrial Park sector in the South Allison Hill (SAH) District, Census Tract 213, Harrisburg, Dauphin County, Pennsylvania. The boundaries are Market to Derry Street and 13th to 18th Street. The zip-codes are 17103, 17104.
 - b. General Population Demographics of the area (SAH) the BF-AWP is located: (US Census)

Population	6,284
Minority	65.0 percent
Unemployment Rate	24.7 percent
Poverty Rate	52.4 percent
Median Household Income	\$25,130

The population is 28.3 percent children under 18, and has a high percentage (65 percent) of single female with children head of households. The tract has the highest population density in Harrisburg, with high rates of low income, unemployed, uninsured persons, and vulnerable single female households with children that double and triple those of its city, state, nation.

c. Brief Description of the Project Area:

The BF-AWP is a 55 ½ acre Industrial Park originally formed by smoke-stack factories, around which a working-class, self-contained neighborhood developed in the late 1800s and early 1900s. The BF-AWP project area known as Industrial Park is in the center of the South Allison Hill neighborhood, census tract 213, a work-centered residential community that developed around those industries which connected by rail-spurs to the Manufacturers' Rail-line. These industries included metal processing factories such as the Harrisburg Foundry which produced castings and rolled steel, machine-works production, and steel industrial facilities, and were joined by other production industries in the 1920s and 1930s such as a shoe-manufacturing plant, and wood manufacturers. Even after decline and exodus in the 1970s and 1980s, the Industrial Park is the geographical heart of South Allison Hill.

The EPA Federal Registry System records 5 EPA regulated facilities in the central corridors of Industrial Park, and 24 others within half a mile radius of the BF-AWP. There are 33 parcels of commercial land or open lots in the Industrial park area that may also be brownfields due to proximity. Known contaminants from a previous remediated brownfield include arsenic, lead, selenium and Benzo(a)pyrene and likely lead paint and asbestos in pre-1940s facilities.

The BF-AWP project area has a number of key transit corridors which directly access to highways and intermodal hubs of commercial transportation, and to the downtown and business district of Pennsylvania's Capital. This makes the area a prime location for commercial and therefore neighborhood revitalization. A major health center has also located in a former brownfield in the area making it conducive for healthcare and supporting industry development.

4. Project Contacts:

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5. **Project Summary:** The Redevelopment Authority of the City of Harrisburg (HRA), **a municipal applicant**, is requesting EPA Brownfield Area Wide Planning (BF-AWP) funds for a 55 ½ acre Industry Park that is the center of census tract 213; South Allison Hill (SAH). The tract has the highest population density in Pennsylvania's Capital, with high rates of low income, unemployed, uninsured persons, and vulnerable single female households with children that double and triple those of its city, state and nation. The proposed BF-AWP will protect public health, catalyze revitalization and resurrect the once vibrant commercial and residential area.

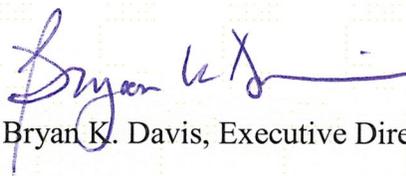
As part of existing neighborhood action strategies one brownfield in the area, which was the former Allison Hill Automotive, was remediated to become the Hamilton Health Center. Its adjacent lot is the catalyst site, owned by the applicant, which can be used for industrial or residential/recreation purposes. Its use will catalyze and help determine BF-AWP planning for further sustainable and equitable community brownfield development and revitalization. Four other sites in Industrial Park are listed in the EPA FRS and are the other high priority sites for this proposal. They are next to key commercial transit corridors. In the 55½ acre Industrial park there are also 33 other land parcels, many contiguous, which are suspected but unconfirmed brownfields which will be researched for historic use and prioritized for future action.

The **TASKS** to be performed are Task 1 *Inter-municipal Community Involvement*; Task 2 *Research on Existing Conditions*; Task 3 *Infrastructure Assets and Development Feasibility*; Task 4 *Market Reuse Analysis*; Task 5 *Land Use Strategy*; Task 6 *Green Infrastructure options*; Task 7 *Financial Options/Next Actions*; Task 8 *Develop Final Plan/Outreach Materials*.

The project's **GOALS** is to develop an Area Wide Plan that will: 1. *Protect Public health* especially for the sensitive populations of children, single mother families and minorities, by remediating the threat of hazardous waste and vapor intrusion in brownfields and open lots. 2. *Stimulate Economic Development* through the remediation of catalyst, high priority sites and other parcels that are located on key commercial transportation corridors. In relation to the health industry AWP planning can help catalyze industry growth started by the location of Hamilton Health Center in the area. 3. *Facilitating Use or Reuse of Existing Infrastructure*; 4. *Creating or Preserving Green Space, recreational property, or Other Non-Profit Uses*; 4. *Other Sustainable and Equitable Development* by addressing: Access (Walkability) to Work; Food Desert and grocery chain feasibility; Reducing Retail Gap; Green building design and infrastructure.

The Project's **PARTNERS** are *Tri County Community Action (TCCA)* which is the main non-profit partner with HRA in this project; *YWCA of Greater Harrisburg* located in the area with economic development programs; *Tri-County HDC Ltd.*, the community housing development organization (CHDO) also located at the target area; *City of Harrisburg*; *Capital Region Economic Development Corporation (CREDC)*; *Department Environmental Plan (DEP)*; *Dauphin County Redevelopment Authority (DCRA)*; *Harrisburg School District (HSD)*; *Hamilton Health Center*; *South Central Workforce Investment Board (SCWIB)*

Sincerely,



Bryan K. Davis, Executive Director

The Redevelopment Authority of the City of Harrisburg (HRA), **a municipal applicant**, is requesting EPA Brownfield Area Wide Planning (BF-AWP) funds for a 55 ½ acre target area, that was an industrial park supplied by railroad spurs, at the heart of a distressed neighborhood, census tract 213; **South Allison Hill (SAH)**, Harrisburg, Pennsylvania. This project will protect public health and catalyze revitalization in the once vibrant commercial and residential area.

i. COMMUNITY NEED

Table 1: General Population Demographics – Community-Wide Assessment (South Allison Hill)

TABLE 1:	Target Area	City (Harrisburg)	County (Dauphin)	State (PA)	Nation (USA)
Population*	6,284	49,395	269,946	12,758,829	318,857,056
Minority*	65.0%	65.5%	27.4%	18.1%	26.2%
Unemployment*	24.7%	19.0%	3.4%	8.6%	9.2%
Poverty Rate*	52.4%	32.0%	13.6%	13.5%	15.6%
Median Household Income*	\$25,130	\$34,216	\$54,337	\$53,115	\$53,482
Receiving Public Assistance*	34.0%	29.8%	12.1%	12.5%	12.3%
No Vehicle Available*	22.9%	14.2%	4.4%	5.0%	4.5%
Housing Age (built <1940)*	76.3%	53.1%	21.1%	26.8%	13.1%
Single Female with children*	65%	62.1%	30.2%	24.3%	24.2%
Child Dependency Ratio*	59.2%	42.8%	36.0	34.0	37.0
Children/Minors*	28.3%	26.8%	23.1%	15.5%	16.9%
Without Health Insurance*	22.3%	17.1%	10.0%	9.5%	14.2%
Did not graduate (18-24 yrs)*	40.3%	25%	11.3%	12.9%	15.0%
Community Needs Index**	5.0/5.0	4.0/5.0	2.7/5.0 (area counties)		N/A
Community Health Needs Assessment (morbidity, obesity, and health behaviors)**	Unavailable at Census Tract level	Unavailable at city level	61(worst out of 5 area counties)	34	N/A
Asthma***	Unavailable	Unavailable	10.4 %	8.4 %	8.0%
Ambient Air Quality (PM _{2.5}) ⁺	90 - 95 %	90 - 95%	12.4 µg/m ³	11.88 µg/m ³	12.0 µg/m ³

*U.S. Census 2013 & 2014 5 Year-American Community Survey <http://factfinder.census.gov>. Unemployment rates from Bureau of Labor Statistics <http://www.bls.gov/cps/>; census tract level data is from US Census - ACS.

**Community Health Needs Assessment for Five South Central Pa Counties, Penn State, 2015 and 2015 Five South Central PA - Community Needs Index, Tripp, Umbach, 2015.

***2012 National Environmental Public Health Tracking Network, <http://ephtracking.cdc.gov>, 2015 PA Asthma Focus Report, PA DOH. HHS – CDC- 2012 Vital and Health Statistics.

+ PA-DEP Bureau of Air Quality Ambient Air Quality Monitoring and Emission Trends. Area and City percentile levels from EPA EJ Screening Mapping Tool. <http://www2.epa.gov/ejscreen>.

a. The Economic Concerns within the Project Area.

Economic Decline: The BF-AWP project area, especially along a commercial corridor, 17th Street, was known as the Industrial Park of the SAH neighborhood in the early 1900s. It was part of an industry-centered residential community developed around factories connected by rail spurs to the Manufacturers’ Rail-line that lined the area in the 1880s. Manufacturers included metal processing factories such as the Harrisburg Foundry which produced castings and rolled steel, machine-works production, steel industrial facilities, a shoe-manufacturing plant and wood manufacturers. Many of the original industrial buildings remain. Smoke-stack industries were replaced by other industries but the residential-work community stayed vibrant until 1972 when hurricane Agnes decimated Harrisburg starting an exodus and divestment (*SAH Neighborhood Strategic Plan, ‘09- ‘15*, Tri-County Community Action.)

As a result, the economic decline and relinquishment of residential and commercial facilities in the Industrial Park and its surrounding neighborhood left buildings and vacated lots that are brownfields due to pollutants from the rail, steel and other raw material processing.

High Poverty Rate and Extremely Low-Income (ELI) Base: The population the Industrial Park supports has a 52.4 percent rate of poverty surpassing that of its city, state and nation. The

median household income of \$25,130 is ¼ less than the rest of Harrisburg, and half of Dauphin County, Pennsylvania and US (Table 1). This area's low income, high poverty residents, who are mostly minorities, make up the densest population tract in Harrisburg.

Low Private Sector Business Investment: Tri County Community Action (TCCA) conducted a block conditions survey that shows 26 percent of commercial and 31 percent of industrial properties as vacant. SAH's commerce now consists of small stores, bodegas, and startups that constantly churn. Commercial brownfield planning is therefore, essential to bring a critical mass of business and development to change the economic environment with income and jobs in SAH.

Facility and Housing Divestment: The most recent Neighborhood Strategic Action Plan for SAH describes a low homeownership rate and higher vacancy housing rate based on US Census data and ESRI Business Information Solutions. 50 percent fewer homes were sold and remained 1/3 longer on the market resulting in property devaluation where sales were also 1/3 less than their listed price (*SAH Neighborhood Strategic Plan, 2009-2015, TCCA*). 25.2 percent of housing was vacant and 74 percent are renters. 70 percent of those renters pay more than 30 percent of their income on housing resulting in housing insecurity (most recent 5 year 2014 ACS).

Ability to Draw on Other Sources of Funding for AWP: Collaborative and deliberate urban planning has leveraged 50 million dollars in low income housing, employment training, health infrastructure and social investment over twenty years in SAH. However, private commercial investment is low precisely due to multiple unassessed industrial brownfields.

b. The Social, Public Health and Environmental Justice Concerns:

Public Health Concerns: The EPA FSR Registry's and State Master List in Table 2 on page 4 confirm the existence of **hazardous waste, vapor intrusion and air pollutants**. Specific hazardous contaminants in the area can be ascertained based on the remediated brownfield that is now the Hamilton Center. Contaminants included **arsenic, lead, Benzo(a)pyrene, and Selium** that exceed PA DEP Non-Residential Soil-to-Groundwater Pathway and Direct Contact values. (Skelly and Loy, *Final Report Former Allison Hill Automotive Property, Harrisburg*. 2011).

The community is located in an area with the worst Community Health Assessment and with higher air quality pollutants than surrounding counties. Table 1 – Air quality pollution is 90-95 percent (PM_{2.5} µg/m³) (EJST-<http://www2.epa.gov/ejscreen>) and regional **asthma** rate is higher. Vapor intrusion at the remediated Center site required prevention/mitigation measures and two other area brownfield sites also have air quality issues according to the EPA registry. Other brownfield facilities in Industrial Park will, therefore, likely require vapor intrusions controls

SAH has the City's highest percentage (76.3 percent) of aging facilities, and with **asbestos and lead** based contaminants (90-95 percentile lead based paint rating <http://www2.epa.gov/ejscreen>).

Vulnerable Populations: **Single female parents, pregnant mothers, and young children** are the primary vulnerable populations affected by the area's brownfields. The target area's neighborhood has the highest percentage of single female parent households at 65 percent compared to the rest of Harrisburg, Dauphin County, PA, and the USA. 28.3 percent of this area's population are minors, higher than the rest of Harrisburg, state and nation and the child dependency ratio is nearly 60 percent (Table 1). A YWCA daycare, smaller home-based daycares, HeadStart, elementary and a middle school are located in the area. Pregnant mothers and young children are particularly vulnerable to lead, while all are vulnerable to asbestos and carcinogenic and health risks of identified soil contaminants; arsenic, selenium, Benzo(a)pyrene.

The target area has a diverse minority population and the City's highest Hispanic composition. The brownfield health risk disparity is higher with females and also with minorities. For instance, in relation to asthma rates, hospitalization for asthma in this region is higher in females (19.6/ 10,000) compared to males (13.0/10,000); the rate among Blacks is

approximately five times the rate observed among Whites; and Hispanics have higher hospitalizations rates than for non-Hispanics (26.0/10,000 vs. 15.9/10,000) (2015 PA Asthma Focus Report, PA DOH).

In SAH, the majority of the population are families with children and yet there is only one playground. Children at play instead easily access vacant lots that pose health risks since those brownfields have hazardous waste related to former railroad, steel handling and light industrial. In order to develop much needed recreation or even residential spaces, vacant lots require remediation beyond commercial/paved lots levels but up to the human to soil contact standards.

Social/Environmental Justice Concerns: The area's socio-economic and infrastructure abandonment and left an area with brownfields, aging housing and no jobs to those with little means. The area median household income is just over \$25,000, \$9,000 less than the rest of the city and half that of the county, state, and US. Over ½ are at poverty level and a third receive public assistance. ¼ of households have no vehicles making transport to work difficult.

In this concentration of poverty succeeding in education is difficult. Only 40 percent of high school students in the target area graduated (Table 1). Indeed, Harrisburg ranked the third lowest (492 / 494) in PA public school districts for academic achievement based on standardized PSSA and Keystone exams (Pittsburgh Business Times "*Guide to Western PA Schools, 10 Ed.*" 2014).

In sum, the cumulative environmental economic effect and social justice concern, therefore, is a **generation with low earning potential**. Ironically, vacant brownfields detract from the area's significant potential for neighborhood jobs and revenue, since it has multi-corridor access to regional highways and intermodal access points. SAH is prime for the burgeoning transportation and logistics industry and also health industry around the Hamilton Health Center.

The target area has a high percentage of persons receiving public assistance and in particular supplemental nutrition assistance or "food-stamps." Yet the BF-AWP area is an urban "**food desert**" recognized as such by the US Department of Agriculture which supported a farm project (<http://blogs.usda.gov/2012/03/28/urban-farm-supports-local-community>.) Brownfield planning of the area's bigger industrial tracts would allow large scale grocers who expressed interest in opening facilities, to acquire adequate sized lots or facilities needed to locate to this food-desert.

This Industrial Park and SAH has also become a ground for **illegal bulk dumping** in vacant brownfields and lots, primarily from entities outside of the neighborhood according to police and camera surveillance. Community organizations and residents picked up 91 tons of trash in one year. However, as brownfields become productive, illegal dumping will conversely diminish.

Harrisburg's Part 1 crime rate far exceeds the average for 3rd class PA municipalities with a comparable population and Harrisburg ranks fifth highest in PA municipalities for violent crime. (US.com 2015). According to police **the City's highest crime rate is in the target area, SAH.**

c. Brownfield Challenges Related to the Stated Concerns

A major challenge related to the economic concerns and untapped potential of the Industrial Park, is that private sector businesses are wary of purchasing and developing a property due to its brownfield status. For example, a potential for-profit development sale of a 1.6 acre industrial warehouse facility on 101 S. 17th Street in the BF-AWP was recently rescinded due to concerns of its brownfield status, despite being a tax-credit incentive Keystone Opportunity Zone. BF-AWP planning will allow for eventual assessment and remediation so that investment will happen.

BF-AWP will mitigate other fears and perceptions that dissuade investment. For instance, if fear of crime is a dissuading factor, brownfield planning will take into consideration "crime prevention through environmental design," and keep neighborhood image in mind.

Another brownfield challenge is to know what pollutants are at target sites and the extent these pollutant may migrate and affect surrounding properties. From previous remediation we know there were hazardous wastes of arsenic, lead, Benzo(a)pyrene, Selium; vapor intrusion and

air pollutants, as well as lead and asbestos. Brownfield AWP will provide a research of historical and community sources to map the historic landscape of brownfield issues and suggest the best sites for strategic assessment based on leaching pathways of suspected hazardous waste.

Furthermore, such mapping of likely pollutant and pathways will help guide economic and social justice decisions by determining which brownfields are in areas best suited for industrial mitigation and which have the least pollutant risk for families' recreational and residential needs.

ii. PROJECT DESCRIPTION

a. How the BF-AWP Area and boundaries were selected and how it is a reasonable size?

The BF-AWP Area or the Industrial Park of South Allison Hill is a 55.5 acre in the heart of the South Allison Hill District in Harrisburg, Pennsylvania. Its boundaries are Market to Derry Street, 13th to 18th Street, and was formed around rail spurs for obsolete industrial facilities which became brownfields. It was selected because it affects a vulnerable, impoverished residential neighborhood, SAH, census tract 213. SAH is zoned for both light commercial and residential.

The catalyst site and five other industrial sites are the only known EPA listed brownfields in the Industrial Park, but there are also thirty lots and facilities that likely are but not yet identified as brownfields throughout SAH. BF-AWP will allow for the research, inventory, prioritization and eventual assessment, remediation of known and other possible brownfield sites/lots.

Twenty-four other brownfields also exist within a ½ mile radius outside of the target area.

b. The Brownfield Catalyst and the High Priority Brownfield Sites in the BF-AWP Area:

1. Sites identified and threshold criteria: SAH's Industrial Park has five brownfields in the EPA Facility Registry System (FRS) that are un-remediated or partially remediated. These are the catalyst and high priority sites in Table 2.

Table 2: BF-AWP Catalyst and High Priority Sites.

BF High Priority Site	Address and Parcel #	EPA Registry #	Issue
BF-AWP Catalyst Site. Former Automotive site	47 South 14th Street, Harrisburg, PA 17104 Parcel #: 09-056-010	110004822700	SQG*; Hazardous Waste. See narrative below. Vapor Intrusion.
Former Harrisburg Lumber Processing Plant	230-250 South 18 th St, Harrisburg, PA 17104 Parcel:09-064-008&009	110001089063	Air Pollution; SQG; Hazardous Waste State Master List**
Former Commercial Dry Cleaners	325 South 18 th Street, Harrisburg, PA 17104 Parcel #: 09-072-045	110001019157	Air Pollution State Master List
Former Sunoco Service Station	1700 Derry Street, Harrisburg, PA 17104 Parcel #: 09-071-026	110006525730	CESQG***; Hazardous Waste State Master List
Former large industrial plumbing, piping, power	101 South 17 th Street Harrisburg, PA 17104 Parcel #: 09-057-006	110045452372	Hazardous Waste
*SQG: Small Quantity Generator of hazardous waste. **State Master List: State Registry System with basic facility sites identification and linkages to environmental permits, programs. ***CESQG: Conditionally Exempt Small Quantity Generator of hazardous waste. Information from EPA Facility Registry http://www.epa.gov/enviro/html/fi/ez.html ; USA.com http://www.usa.com/harrisburg-pa-environmental-watch.html			

Furthermore, in the AWP project area there are also thirty other land parcels, many of which are contiguous, that are suspected but unconfirmed brownfields due to their proximity and use.

The Thirty other parcels in the AWP area may be possible brownfields and require research are (parcel tract numbers): 09071006; 09071008; 09071009; 09068086; 09068089; 09064007; 09064008, 09064009; 09064010; 09057001; 09053002; 09057004; 09057008; 09057037; 09053055; 09071028; 09071029; 09071024; 09071004; 09050058; 09049031; 09061016; 09061008; 09067010; 09063005; 09068089; 09053037; 09057009; 09064003 09064004. These are commercial facilities or vacant lots and require AWP planning for strategy and prioritization.

The Catalyst Site is a brownfield as defined by CERCLA § 101(39).6. Neither the catalyst site nor the other four high priority sites are on the National Priorities List or subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA Brownfield sites. These sites are all unused.

The BF-AWP catalyst site is a 2.3-acre open lot located at 47 South 14th Street, and owned by the Harrisburg Redevelopment Authority, the applicant. The site was one of three parcels of a five-acre brownfield, formerly the Allison Hill Automotive. The other two parcels were a rail-spur and a former building that were remediated to become the Hamilton Health Center. The catalyst site is a corner lot at the junction of Mayflower and S 14th Street adjacent to that Center. Although fine for commercial paving, the catalyst site is still NOT remediated for human to soil contact. The other four brownfields are considered high priority because they have known issues that likely require remediation and are located on strategic corridors in the AWP target area.

This project's catalyst site was parcel of a larger original site that was deemed a "Brownfield Action Team Project" by PA-Department of Environmental Protection (PA-DEP). Because of that designation that project was able to leverage \$15,841,995 from various sources; Department of Health, CDBG, RACP, geothermal grant, loans, tax credits, to build a major health facility, the Hamilton Health Center, a Federally Qualified Health Center (FQHC) (*RX for Brownfields: Strategic Positioning of Health Care Facilities on Inner City Brownfields*. PA-DEP). PA-DEP has no other sites in Harrisburg registered as brownfields at all! This AWP project will create a brownfield strategy to identify and register area brownfield sites on the PA-DEP's registry, which, as demonstrated, can leverage other non-federal funds needed for brownfield remediation.

The catalyst site has flexibility for either commercial use or for further remediation for residential or recreational purposes. That will factor into BF-AWP planning on how to catalyze further sustainable, equitable surrounding brownfield development and revitalization. The catalyst and four high priority sites are strategically located in the heart of Industrial Park and around the 17th and 18th street corridors critical to both commerce and residential opportunities.

2. How the Catalyst and High Priority Sites were Selected:

a) *Resident input, neighborhood action strategies and municipal planning* were important in site selection. HRA and City planners had multiple meetings with residents on comprehensive planning. TCCA, our project partner in SAH also organizes residents around neighborhood endeavors. At their association meetings residents expressed their desire for brownfields to be cleaned, for commercial revitalization, for recreation space, and these same residents successfully petitioned for a high priority site to become a Keystone Opportunity Zone.

b) *Environmental Concerns and Proximity*: The sites were chosen for the health benefits that brownfield remediation of the already mentioned hazardous waste and air pollution would bring to Harrisburg's densest population census tract. Furthermore, a cumulative effect of the target area's industrial history is its 95 to 100 percentile proximity to industrial sites requiring risk management plan (RMP); 80-90 percentile in proximity to Treatment Storage and Disposal Facilities (TSDF); and 90-95 percentile in air quality (PM_{2.5} µg/m³) (EJST).

c) *Community Need and Life Wellness Potential*: The sites are in a neighborhood that have the highest Community Need Index (CNI), percentage of single mother families and those without health insurance compared to the capital, state and nation (Table 1).

d) *Already a Key Catalyst Site in Neighborhood Action Plans*, the former Allison Hill Automotive property was strategic because of its centrality and expanse in the Industrial Park, which would open up further development in the area when remediated.

3. Why these sites are the strongest potential to spur revitalization within the project area:

a.) *Economic Growth and re-use Potential*: These sites were selected due to their potential for economic revitalization that BF-AWP would bring to their immediate neighborhood which has

the highest poverty, unemployment, and lowest median income in Pennsylvania's Capital. The sites and Industrial Park are accessible to major transportation routes and Hamilton Healthcare Center, which heightens the potential for equitable and sustainable reuse and revitalization

1) *Transportation Nexus*: The Industrial Park contains strategic transportation corridors which makes it economically desirable for development and revitalization. Market Street and Derry Street leads directly to the downtown business district of the City of Harrisburg, with access to federal, state and local government, entertainment, cultural activities, regional medical facilities, major social service agencies and tertiary institutes of the Pennsylvania Capital

17th, 13th, and Derry Streets exit directly to the major network of interstates and US highways that intersect and makes this central region a primary transportation/distribution hub dispersing throughout the nation to and from the North East region. This region has I78, I79, I81, I83 and Routes 11 and 15 with 100,000 vehicles traveling through the Greater Harrisburg area. Since this Brownfield AWP Project Area has street corridors with exits to this network of major highways, it is a prime site for businesses in transport/logistics or manufacturing to locate.

Freight and passenger railway corridors run adjacent to the BF-AWP project area since it was once part of the commercial railroad supply. Harrisburg's train station is located just outside SAH and is part of a top ten U.S. rail corridor; Philadelphia to Los Angeles. Air freight and passengers also access Harrisburg through its international airport less than ten miles away.

2) *HealthCare Corridor*: In 2012, Hamilton Health, Harrisburg's only FQHC consolidated and relocated to form a "healthcare mall" facility at the BF-AWP project area at 110 South 17th Street. The new expansive facility was built on a brownfield site that is adjacent and originally a part of this project's catalyst brownfield. By co-locating their multiple services the FQHC brought to the BF-AWP area primary and urgent care, WIC, dental, case management, space for lab, x-ray-imaging and pharmaceutical services. The economic impact on the area is boosted by the influx of patient visits that increased by a quarter to 80,000 visits a year, in addition to consumer needs and employment opportunities through the 190 staff center (*RX for Brownfields: Strategic Positioning of Health Care Facilities on Inner City Brownfields*. Ppt. PA-DEP.)

Two blocks South from the Hamilton Health Center on 17th Street is converted school campus that is now a major behavioral health treatment center. 17th Street is thus termed a "Health Care Corridor," and the potential exists for many healthcare and supporting businesses to locate on brownfield sites in the target area to support these two health centers.

Therefore, with proper planning and the eventual brownfield assessment and remediation of high priority sites, the optimal industries of transportation/logistics and healthcare which are area growth industries, are likely to locate to the Industrial Park bringing rejuvenation and employment for the project area's low income, high unemployment population. The top ten growth occupations in the region are in healthcare: nursing, ambulatory care, various medical facility services, home health aides; and in the transportation and logistics industry: trucking, material moving and warehouse (PA Dept. of Labor & Industry, Center for Workforce Information & Analysis, 2008-2012: *SCWIB, Local Plan 2012-2016*, Tables 17 & 18).

b.) Choosing this area for development also brings *walkability* to a neighborhood that exceeds its city, county, state and nation in the lack of vehicle access to get to work (Table 1).

c.) *Key Tax Zones*: SAH and these sites were part of Federal EC/EZ until those programs ended in 2012. These sites are currently in a state Enterprise Zone. Furthermore, two of the high priority sites are Keystone Opportunity Zones providing tax incentives for businesses to locate.

c. Environmental Activities at the Catalyst, High Priority Brownfield Sites

As part of the remediation of the Allison Hill Automotive to become Hamilton Health Center, the catalyst site also underwent Phase I, II environmental site assessments (ESA) and remediation for commercial use, but NOT for residential/recreation use; human to soil contact.

The full site including the catalyst parcel was investigated by engineers (Skelly and Loy) between 2004 and 2011. 40% of the site was abandoned facilities and 60% was a vacant lot with heavy undergrowth, debris, and partial concrete. In 2008 the site was demolished and cleared. Phase I and II ESAs were completed including asbestos and hazardous materials inspection and remedial investigation. Four USTs were removed and impacted soils remediated. Soil samplings showed arsenic, lead, selenium and at Benzo(a)pyrene concentrations that exceeded PA DEP Act 2 values, but testing showed the depth and rate of leaching through ground-ward pathways not to impact groundwater tables, and required no engineering control. Vapor intrusion testing did require future buildings to incorporate prevention/mitigation measures. This project's catalyst site had scattered samples, borings and two locations (SB-13 and SUR-6) that required an engineering control of asphalt cover over the sample locations. Further remediation at the catalyst site would be needed to make the lot a residential or recreational facility or playground, and the required institutional control of sub-slab depressurization (Skelly and Loy, *Final Report Former Allison Hill Automotive Property & Former Conrail Property City of Harrisburg* 2011)

No EPA assessments, remediation or other brownfield funds were used in the work done on the project catalyst site. The other four high priority brownfields require environmental Phase I and II assessment, remediation, and post remediation activities.

The BF-AWP project will take place over 24 months and will involve research of other possible brownfields, a prioritized inventory and plan of remediation. Efforts to secure other resources for Phase I and II ESAs and remediation for any of the four priority sites will occur even during the BF-AWP project duration as the goal is eventual remediation of those sites. *For instance, HRA already applied for a competitive EPA Assessment grant and will continue to do so, as well as local PA-DEP assessment funding and other sources (see Task 7 p.8)*

d. Project Budget *Budget table: The costs (by budget category) associated with each task.*

BUDGET	Task 1	Task 2	Task 3	Task 4	Task 5	Task 6	Task 7	Task 8	Total
Industrial Park BF-AWP	<i>Inter-municipal & Community Involvement</i>	<i>Research on Existing Conditions</i>	<i>Infrastructure Feasibility</i>	<i>Market Reuse Analysis</i>	<i>Land Use Strategy</i>	<i>Green Infrastructure</i>	<i>Financial Options/ Actions</i>	<i>Develop Final Plan/ Outreach</i>	
Personnel: 0.25 FTE	\$6,160 0.10 fte	\$1,232 0.02 fte	\$1,232 0.02 fte	1,232 0.02fte	\$1,232 0.02 fte	\$1,232 0.02 fte	\$1,232 0.02fte	\$1,848 0.03 fte	\$15,400 0.25fte
Fringe@30%	\$2,640	\$528	\$528	\$528	\$528	\$528	\$528	\$792	\$6,600
Supplies:	\$5,000	-	-	-	-	-	-	-	\$5,000
Contractual:	\$15,000	\$20,000	\$24,000	\$20,000	\$50,000	\$20,000	\$8,000	\$16,000	\$173,000
Total EPA	\$28,800	\$21,760	\$25,760	\$21,760	\$51,760	\$21,760	\$9,760	\$18,640	\$200,000

Tasks Narrative: Overall: The goal of this BF-AWP project is to produce a strategic Area Wide Plan of remediation for a catalyst site, four high priority brownfields and thirty possible brownfield parcels in the Industrial Park of South Allison Hill. The Plan will meet residential safety standards, community space needs, and allow industries to locate and bring employment.

Task 1: *Continue Inter-municipal/Community Collaboration from Neighborhood Plans.* The AWP process will *build on existing, resident owned, collaborative Neighborhood Action Plans* to determine the best brownfield remediation strategy that benefits the neighborhood, public, and business interests. An *AWP Committee* will be formed for input throughout that project with representatives from SAH residents, local businesses; city, county, state agencies; community based non-profits; workforce and economic development agencies; and the school district. This committee will meet at *quarterly ½ day charrettes* conducted by the project's consultant. Subject matter *consultant/engineering firms specializing in land use, brownfields and community revitalization* will be procured to guide the committees and execute the needed research and studies. HRA has utilized such firms in prior projects and has a procurement list that include agencies with EPA AWP/ARC project experience and will follow standard federal

procurement guidelines. A *Coordinating Committee* and *Task Sub-Committees* derived from the AWP Committee will consult more frequently. **Task Costs of \$28,800:** \$5,000- AWP Committee charrettes materials by contracted consultant; Coordinating Committee and task force materials by HRA; \$15,000- Contracted Consultant fees; \$8,800 - 0.10 fte for HRA coordination.

Task 2: *Research on Existing Conditions on Priority Sites and Likely Brownfield Parcels.* The environmental engineering contracted consultant agency will gather *basic property information* such as tax record, ownership etc. of the high priority and other possible brownfields, research county records for the historic industrial use to determine *likely pollutants* at all possible brownfields especially contiguous clusters of five or more parcels. The research will also *outline site specific restrictions; zoning and land development ordinances/variances*, or if PA Historic and Museum Commission clearances are required since the whole target area is on the National Register of Historic Places. This will result in a *Brownfield Inventory*. **Task Costs of \$21,760** - \$20,000 for consultants for research; \$1,760 for 0.02fte HRA staff coordination.

Task 3: *Site Infrastructure Assets and Development Feasibility Studies* will be conducted by the engineering consultant on the high priority and ranked parcel sites to determine re-use scenarios. This includes *spatial and land use analysis* such as pedestrian walkability, safe vehicular flow, parking and *available utility infrastructure* including electric, sewer, water, telephone, gas, steam, telecommunications, storm sewer, etc. Research will also include *demolition, assessment and remediation cost analysis* for each site. **Task Costs of \$25,760:** \$24,000 in consulting fees for studies, and \$1,760 for 0.02fte HRA coordination.

Task 4: A *Market Reuse Analysis* will be conducted on the catalyst and the high priority sites by the procured consultants. This study will make informed predictions on *property tax, job creation and retention, and other market benefits of development*, including but not limited to transportation/logistics, healthcare industry, and a grocery chain. A pro forma financial projection for various development scenarios will be created for each site outlining *costs for acquisition, construction and renovation, required public infrastructure, and brownfield assessment and remediation* and juxtaposed with profitability projections for target industries. **Task Cost of \$21,760:** \$20,000 for consultant fees for Analysis; \$1,760 for 0.02fte HRA staff

Task 5: *Determine Sustainable, Equitable Land Use Strategy for Catalyst and other Priority and Ranked Sites.* Since the BF-AWP area is zoned for *residential OR light industrial use* the catalyst site may be developed for the benefits of either purposes. As a corner lot at the junction of two one-way streets, the site is critical for shaping other brownfield development, either by being remediated to recreation/residential use or commercial with bearing on *transit access, walkability, and safe vehicular/pedestrian flow*. The plan will also determine the *best use of contiguous known and suspected brownfields*. **Task Cost of \$51,760:** \$50,000 – environmental engineering consultant for strategy development; \$1,760- 0.02fte HRA staff for coordination.

Task 6: *Incorporation of Green Infrastructure, Green Building, and Community Greenspace* into the reuse of the brownfields. This will utilize the environmental engineering consultant's expertise in storm water, greenspace and LEED/green building. **Task Cost \$21,760:** \$20,000- consultant report and recommendation; \$1,760- 0.02fte HRA staff to organize this activity.

Task 7: *Financial Options and Future Action Steps:* The project will produce a financial strategy and resource document outlining private and public funding sources such as from PA DEP, PA DCED, CDBG, DOH, Energy Grants, EPA, for the site assessments and remediation of the recommended brownfields. It will also outline future steps to market to development investors, recreation or residential developers, and continue resident ownership. HRA has a procurement list of environment engineering agencies skilled in identifying resources for

brownfields and revitalization. **Task Cost of \$9,760:** \$8,000-consultant document; \$1760- HRA for coordination.

Task 8: *Produce a Final Brownfield Area-Wide Plan with Outreach Summary Materials* that outlines all the research, remediation plans, and re-use scenarios and recommendations for each site. The procured consultant will consolidate the information of the Planning Committee and produce this final document with other materials; web-based, brochures. **Task Cost of \$18,640:** \$16,000 for consultant summary document; \$2,640 for 0.03fte HRA staff to coordinate.

e. Approach, Procedures, Controls for Grant Expenditure in Timely, Efficient Manner

The eight tasks in the narrative are chronological in their approach and the budget table shows their allocation time table for efficient grant expenditure. The controls to ensure task allocated amounts are expended in a timely manner is the function of the coordinating committee and its monthly reports, with interaction and accountability to the EPA assigned project officer.

iii. BENEFITS TO COMMUNITY

a. Extent that Assessment, Cleanup and Reuse Addresses the Concerns in Criterion 1, and

b. How the BF-AWP Identify and Reduce Threats:

This AW Project will lead to future assessment and cleanup that are likely in the catalyst site priority sites: arsenic, lead, Benzo(a)pyrene, Selium, vapor intrusion, air pollutants, and asbestos

Eliminating human health risks: The AWP will recommend for assessment sites strategically selected to determine the mentioned hazardous ground waste's leeching and pathways. The catalyst and high priority sites all concentrated in the center of industrial park and will likely be key leech path sites to asses thus further identifying other sites that pose the most health threats.

Environment remediation and strategic re-use: Not only will hazardous waste be remediated from brownfield environ, a related *sustainable outcome* is brownfield remediation for recreation or housing. This addresses the community's environmental needs in criteria 1 of recreation space for children, population density and aging housing. The catalyst site will be determined whether to remediate for residential or commercial purposes, as other lots in the AWP.

Welfare of sensitive populations: As mentioned in Criterion 1, SAH has the highest percentage of children, single female households with children and related child dependence ratio when compared to its city, state, and nation. These sensitive populations will benefit from a careful area-wide planning of all Industrial Park brownfields because of their proximity, and the catalyst and high priority sites are directly adjacent to residences. AWP will identify and prioritize the most probable harmful sites and their eventual remediation will protect sensitive populations, namely children, single mother families and minorities from the likely pollutants.

c. BF-AWP's Specific, Direct, and Measurable Outcomes that Benefits the Community.

1. Stimulating Economic Development: The project will plan the remediation of high priority sites and other parcels that are located on key transportation corridors which then stimulates economic development from industries such as intermodal or parcel distribution.

The profitability of intermodal transportation i.e. long distance shipping of freight by rail then by regional truck distribution has grown by 62% in the past ten years. In 2014 Norfolk Southern invested \$60.5 million to expand its Rutherford Rail-yard which will bring 50 more jobs to the region and J.B. Hunt, a major trucking company, located its Harrisburg terminal to directly support this intermodal expansion. The Rutherford rail-yard and these economic and job opportunities are only five miles from the Industrial Park directly on its Derry Street Corridor. To keep with growing parcel transit FedEx has a hub in the same township of the Harrisburg International Airport, and UPS's hub is even closer only 2 miles from the BF-AWP project area.

These same companies can also benefit from proximity to the neighborhood labor pool bringing employment to a neighborhood where ¼ are unemployed and ½ live at poverty level.

Employment in this industry is at a living wage with an average earning of \$43,316 (PA Labor & Industry, Center for Workforce Information & Analysis, *SCWIB Local Plan 2012-2016*, Fig. 11.)

The recent location of the Hamilton Health Center promotes neighborhood revitalization and jobs. This industry is projected to grow by 12.6 percent and 10,000 jobs over ten years (PA L&I, Center for Workforce Information & Analysis, *SCWIB Local Plan 2012-2016*, Tables 6, 10.)

An equitable development outcome of the BF-AWP are strategies that encourage businesses locating in the target area to promote local and minority hire preference and create jobs.

2. Facilitating Use or Reuse of Existing Infrastructure; The catalyst site re-use will either expand the adjacent Hamilton Health Center or some other commercial/light industrial use or be remediated for recreational greenspace or residential use. The four high priority sites are old industrial facilities and have existing infrastructure. Therefore, an outcome of the BF-AWP is research and an infrastructure feasibility analysis for the key sites. The outcome will be a brownfield plan that preserves existing facilities' electric, utility and sewer infrastructure and restoring them. Historic preservation may have regulations and be a source of funds to this end.

3. Creating or Preserving Green Space, recreational property, or Other Non-Profit Uses

The target area is inclusionary or mixed zoning where residential and recreational purposes can be developed along with the light industrial use. The initial Neighborhood Plan included recreation and education through **non-profit** instruction for employment, education and training. In the BF-AWP project area there is a non-profit run Center for Employment, Education and Entrepreneurial Development (CEEED) for employment training and education and a Youth Build Program. The outcome will be a brownfield remediation plan for recreation, residential and industrial development this is functional, safe and integrates existing non-profit services.

4. Sustainable, Equitable Outcomes that remove economic, environmental, social barriers

a) *Access (Walkability) to Work:* Another sustainable development outcome of a plan to remediate and develop the high priority sites are the jobs within walking distance that businesses will bring for residents. Many in the BF-AWP neighborhood are low income and seek entry-level or labor positions such as needed by transportation and logistics businesses. Ironically they lack the transportation to get to these jobs which are at hubs out of their area. This is evidenced in Table 1, where 23.5 percent of the area's population do not have a vehicle; a percentage twice as high then the rest of Harrisburg, and four times that of Dauphin County, Pennsylvania, and the US. Residents will benefit from jobs located where they live that they can access on foot.

b) *Food Desert:* Larger scale discount groceries chains that provide affordable, high-nutritional produce such as Save-A-Lot, had previously expressed interest in locating in the BF-AWP area. While the Industrial Park BF-AWP area does have a community supported farm project, a main solution to this issue would be the remediation and development of a high priority industrial brownfields with a large enough footprint to accommodate a grocery chain.

c) *Retail Gap Reduction:* The project area's neighborhood, although low income, has great purchasing power since it is the highest density census tract in Harrisburg. However, without resident owned and area located businesses there is a "retail gap" where residents spend their income outside of their area. A Dickinson University Study was conducted to measure retail gaps in the BF-AWP area and found significant retail gaps in healthcare with an average household spending of \$2,270 on healthcare expenses outside the area and \$3,693 on food and beverage. BF-AW Planning can result in healthcare businesses establishing and affordable food-stores in this food desert, which eliminates retail gap and meets resident consumer needs.

d) *Green building design and infrastructure:* The resultant BF-AWP Plan will include ways to involve new technology and green building design and infrastructure, which has been the trend of previous brownfield development in the area. For example, after remediation, the Hamilton Health Center received geothermal funds to include that technology for infrastructure.

Industrial white rooftop and storm-water management are all plausible outcomes especially since the high priority sites and the other suspected brownfields occupy contiguous tracts of land.

e.) The *primary equitable development* outcome is that a disenfranchised resident population will benefit from the job opportunities and economic revitalization that comes with the planned re-use of abandoned brownfield facilities in the industrial heart of the neighborhood. The neighborhood has significantly high rates of unemployment, low income and public assistance.

5. How the Project Outcomes will advance HUD-DOT-EPA Livability Principles

The Livability Principles (www.sustainablecommunities.gov) include:

a.) *Providing more transportation choices*: The project's plan for remediating high priority brownfields will result in walkable access for residents to job opportunities.

b.) *Promoting equitable, affordable housing*: The project promotes residential development and at least one recreational site-use either at the catalyst or other appropriate sites.

c.) *Increasing economic competitiveness*: The Plan will result in a marketing strategy of its industrial brownfields to high growth industries that bring job creation.

d.) *Supporting existing communities*: The Plan will preserve much of existing infrastructure of brownfield sites and maintain existing communities, e.g., the industrial remediation of the four high priority sites will not change existing community layout as it is on a commercial corridor.

e.) *Leveraging federal investment*: This project involves the partnership of the Harrisburg Redevelopment Authority, Tri County Community Action, the City of Harrisburg, the YWCA, and Hamilton Health Center. This coalition brings the leverage of other related resources such as foundation funds like Wells Fargo Regional Foundation, state DCED and CDBG, neighborhood tax credits, and city comprehensive plan. The funding of the Hamilton Health Center is a proven blueprint on resources for brownfield remediation and development that this plan will leverage.

f.) *Valuing communities and neighborhoods*. The proposal is community based stemming from neighborhood action strategies developed by and for those who live and work in SAH. TCCA will engender community participation in producing the final BF-AWP Plan.

iv. PERFORMANCE MEASUREMENTS: ANTICIPATED OUTCOMES AND OUPUTS

a. The Environmental Outcomes and Outputs: The environmental **Outputs are the AWP Tasks** in the budget narrative and below. The related **milestones are the Outcomes** i.e.

achievement results of those actions. The qualitative and quantitative output/task and

outcome/milestone are measured and quantified in the following **b. Measures of Success:**

Outcome/Milestone 1 (Output/Task 1) Fostering Interagency/Community AWP Coordination

Output Measurement: 1.) 24 Coordinating Committee Meetings; 2.) 6 Quarterly ½ day AWP Charrettes; 3.) # of Task Meetings on Market Conditions, Funding, and Spatial Area-Planning.

Outcome Measurement: 1) # of Resident and Stakeholder Committee meetings; 2.) A developed list and explanation of community priorities; 3) # of strategies that meet community priorities.

Outcome/Milestone 2 (Output/Task 2): Producing Research Reports on Existing Conditions

Output Measurement: Number of site specific research reports on area brownfields produced

Outcome Measurement: AWP committee recommend future assessment sites for leech pathways.

Outcome/Milestone 3 (Output/Tasks 2 & 3) Suspected Brownfield Sites Inventoried, Ranked

Output Measurement: Number of land parcels preliminarily researched, inventoried, and ranked.

Outcome Measurement: Priority list of sites recommended for future assessment/remediation.

Outcome/Milestone 4 (Output/Task 4) Industrial Reuse Market Analysis Produced

Output Measurement: One area Market Analysis on Industrial use and location profitability.

Outcome Measurement: A Market Research on viability of key industries for brownfield reuse.

Outcome/Milestone 5 (Output/Tasks 3,4,5,6) Reuse Scenarios Presented at Planning Charrettes

Output Measurement: Number of specific re-use scenarios for each recommended site.

Outcome Measurement: 1) Number of sites proposed for recreational/residential or commercial remediation; 2.) Strategies that facilitate the re-use existing infrastructure in remediation; 3.) Safe, efficient pedestrian and vehicular circulation planning when outlining brownfield use.

Outcome/Milestone 6: (Output/Task 7) Future Steps and Financial Options

Output Measurement: 1) # of recommendations on funding resources; 2) # of ways to market remediated brownfields; 3) # of strategies to increase jobs created and residents employed.

Outcome Measurements: 1) A document of steps and financial options that identify assessment and cleanup sources; promote/require minority and local-first hiring by site businesses; 2.) promoting job creation by site businesses; 3.) Marketing strategies to target growth industries.

Outcome/Milestone 7: (Output/Task 8) Final AWP Brownfield Plan: *Output Measurement:* A final BF-AW Plan that outlines existing brownfield conditions, market use, resident concerns, re-use scenarios, funding options and future steps. *Outcome Measurement:* The Plan and ownership by stakeholders will lead to the assessment, clean up and re-use of prioritized brownfields.

c. Tracking and evaluating quantitative and qualitative measures. Output and outcome will be documented in the reports from the procured land use, brown field and revitalization consultants and tracked in progress reports to Planning Committee and of post remediation number of jobs created, local hires, green technologies used, retail gap reduction. The Committee utilizes the measures and reports to evaluate, adjust and make recommendations to the AWP Committee.

v. COMMUNITY PARTNERSHIP AND ENGAGEMENT

a. The degree an existing, inclusive, collaborative project area revitalization effort, that includes consideration of the catalyst, high priority brownfield sites, is already underway

The proposal continues the success of a recent brownfield project that intended to catalyze rejuvenation; the remediation of Allison Hill Automotive into the Hamilton Health Center.

1. When the revitalization effort was initiated and overall effectiveness of the effort to date:

The two Neighborhood Strategic Plans that includes the redevelopment of the brownfield industrial Park target area began in 1998. TCCA, located in the project area, stated in its Community Action Strategy that “the revitalization of the automotive site could be the single most important contribution to the neighborhood livability in the history of South Allison Hill.”

The Allison Hill Automotive development became a *Collaborative Project* of the community that involved the City of Harrisburg and the Harrisburg Redevelopment Authority which had title to the property; the PA-Department of Environmental Protection (PA-DEP) which designated it a Brownfield Action Team site in 2004 and provided \$200,000 in brownfield funding in 2010; TCCA and \$485,000 of State DCED funds for Redevelopment. This \$15,841,945 Hamilton Health Center generated a further \$237,000 in extra business spending in the area (*RX for Brownfields-Strategic Positioning of Health Care Facilities on Inner City Brownfields*. PA-DEP)

2. How the project is consistent with local planning, revitalization, regional planning

The project will be a Brownfield-Specific component of the City’s new Comprehensive Plan and its HUD Consolidated Plan. The plan is consistent with planning and revitalization efforts by our Regional Planning bodies, including the Capital Region Economic Development Corporation, Tri-County Regional Planning, the County of Dauphin, Modern Transit Partnership, and the South Central Assembly. The plans’ originated from Neighborhood Action Strategies developed with SAH resident ownership, input in coordination with TCCA and municipal plans.

3. How this grant is the logical next step and how it will further implement the BF-AWP:

This project, therefore, is the next logical step for the revitalization that the Hamilton Health Project and the Neighborhood Plans intended because it builds upon that successful, yet isolated brownfield remediation, making it the first step of an area planned brownfield approach.

4. How the BF AWP project best prepare/enable community to implement the AWP. The Plan from the beginning involves community and stakeholders and ends with final action steps.

b. List of Project Partners.

1. Name, Contact Information, and Specific Role of Each Partner in the BF AWP Project

<u>Organization</u>	<u>Point of Contact</u>	<u>Role in AWP Project</u>	<u>Involvement</u>
<u>Tri County Community Action</u>	Jennifer Wintermyer, Executive Director, jwintermyer@cactricounty.org , (717)-232-9757	TCCA is the main non-profit partner, TCCA will obtain local resident, business and ensure resident committee membership	Already involved
<u>YWCA of Greater Harrisburg</u>	Mary Quinn, CEO, mquinn@ywcahbg.org , (717) 234-7931	The YWCA will promote the BF-AWP with residents and future site industries	Already involved
<u>Tri-County HDC Ltd. (TCHDC)</u>	Gary E. Lenker, Executive Director, (717) 231-3604. gary@tchdc.net	Tri-County HDC Ltd. will participate related to residential development at sites	Already involved
<u>City of Harrisburg</u>	Geoffrey Knight, Planning Director, (717) 255-6637, gknight@cityofhbg.com	Zoning, economic development for the plan; incorporate BF-AWP in Comprehensive Plan; seek funds	Already involved
<u>Capital Region Economic Development Corp.</u>	Shaun Donovan, Economic Development Spec. (717) 213-5033, sdonovan@hbgrc.org	Aligned with the Harrisburg Regional Chamber, CREDC will participate in the planning process to promote revitalization	Already involved
<u>PA Dept. of Environmental Protection (DEP)</u>	Mr. Troy Conrad, Program Manager, Land Recycling Program, 717-783-7816, tconrad@pa.gov	DEP will assist the process expertise and resource identification for future remediation funding.	Going forward
<u>Dauphin County Redevelopment Authority</u>	George Connor, Program Manager (717) 780-6250. gconnor@dauphinc.org .	Align with county comprehensive plans on brownfields and identify future remediation funding	Going forward
<u>Harrisburg School District (HSD)</u>	Dr. Sybil Knight-Burney, Superintendent, (717)703 4024. SKnight-burney@hbgsd.k12.pa.us	20% of school population is in the target area. HSD will promote AWP plan and remediation for student families, residents	Already involved
<u>Hamilton Health Center</u>	Jeannine Peterson, CEO, (717) 230-3909, jpeterson@hamiltonhealthcenter.com ,	Hamilton Health Center will participate in the plan process for healthcare corridor input and representation.	Going forward
<u>South Central PA Works (SCPA Works)</u>	Jesse McCree, Strategic Initiative Director, (717) 920-2840. JMcCree@scpaworks.org	SCPA Works is the area Workforce Investment Board and connect residents with jobs and training for businesses.	Already involved

2. Letters of Commitment Attached.

c. How Project Partners will Work Together to Develop the Plan and Prioritize Actions:

1. How the Partners will Work Together to Create the Brownfields Area-Wide Plan

As the applicant, HRA is the lead agency that will organize the partners and be responsible for the outcomes of the plan. HRA will contract an environmental research and engineering firm to carry out the research and analysis required for the planning process and inform the AWP collaborative throughout stages of the plan for input and decision. HRA will facilitate a process of collaborative decision making with the coalition of partners to prioritize the brownfield sites and adopt recommendations on re-use, strategy and action steps that will become the AW Plan.

2. Jointly Commit to Achieving Priorities Identified in the Plan: Partner agencies, while jointly coordinating in decision making, will have a division of labor with assigned roles for activities during planning and in carry out the final plan's priorities. HRA will be the instrument for the collaborative to apply for future brownfield funds identified in the BF-AWP plan since as a Redevelopment Authority it is eligible for resource including EPA ARC funding. HRA can use eminent domain and the use of a Land-Bank as appropriate per the Plan. The City of Harrisburg will be jointly involved for zoning, planning, CDBG and DCED. TCCA and the School District will ensure that residential and local priorities are in the forefront. The YWCA, SCWIB and CREDC will help represent resident job seeker and relevant industries.

3. Determine Timeline of Implementation of Tasks, Actions and Assign Responsibilities

An AWP Committee of agencies and stakeholders including residents and businesses will formalize within the first two months and meet bi-monthly for updates from the environmental engineering's initial research to determine and further timeline of planning responsibilities. Project's milestone taskforces will be established in the first quarter. HRA will chair, facilitate reports, agenda action and timeline for the AWP Committee and its' Coordinating Committee.

4. Track Progress on Implementation Tasks and Actions: A Coordinating Committee will be formed comprising the chairs of action taskforces and chaired by HRA. This Committee will process monthly updates from HRA and the consultant and report to the larger AWP Committee.

5. Modify Implementation Tasks, Actions as Needed to Achieve the Goals of the Plan. The Coordinating Committee will anticipate implementation tasks or modifications and bring recommendations to the AWP Committee for vote including significant modifications.

6. Ensure the Plan will be Advanced by local Government and supported Regionally. The project agrees with two Neighborhood Strategic Plans spanning 15 years. The City of Harrisburg will incorporate the plan into its 20-year Comprehensive Plan. Dauphin County Redevelopment Authority ensures it is within County comprehensive plans. Also Regional Chamber is a partner.

d. Current Governing Structure: The governing structure is the already described AWP and Coordinating committees which HRA will chair. These structures are not active but, as evidenced by letters of commitment, are ready to be established. The BF-AWP Planning and Steering Committee structure and collaborative procedures is **based on an already proven coalition structure and procedure** which is the Capital Area's Coalition on Homelessness (CACH) for the US-HUD Continuum of Care that has been in operation for 15 years and which HRA chairs. HRA also leads a Promise Zone initiative collaborative with many same partners.

e. Input from community members and relevant outside organizations beyond partners

1. Appropriate Outreach and 2. Communication Methods: TCCA, our target community based partner knows the best ways to communicate and engender resident participation, and will do so by surveying and reporting on AWP proposals through resident publications and meetings.

3. Meaningful involvement and ownership: The project will have representatives from the SAH Resident Association and SAH Business Association to participate in committees. They had already been engaged by HRA and the City of Harrisburg in Comprehensive Planning.

vi. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Staff, Organization's Experience, Qualifications, Resources for Successful BF-AWP

As a Redevelopment Authority, HRA is and has successfully applied for PA-DEP brownfield remediation funds, and is an eligible entity for EPA brownfield ESA I and II and remediation funds. In recent years HRA has been involved in two brownfield projects; the remediation of Allison Hill Automotive to Hamilton Health, and a demolition and remediation of a former domestic linen industrial brownfield. HRA administered over \$1.3 million in DEP brownfield and DCED Industrial re-use funds for preliminary investigative, ESA Phases I & II, demolition, remediation, engineering controls and involved collaboration with multiple partners.

HRA is also experienced facilitating a coalition of partners as mentioned through chairing CACH, HUD' Continuum of Care's local coalition of over 70 agencies and executes a CACH Planning Grant with HUD. In 2012, HRA completed the transformation of a nine block, 301 unit HUD foreclosure into quality affordable housing as a neighborhood action strategy that involved urban design specialists, local government planners, City engineers, public utilities, fire, law enforcement, existing tenants, focus groups, design charrettes, environmental engineers, architects and residential development professionals which HRA orchestrated for this sustainable and equitable project. **HRA's Executive Director, Mr. Bryan K. Davis**, has been in urban redevelopment for over 20 years and seen all brownfield projects to completion.

b. Federal/Non-Federal Funded Assistance Agreements similar in Size, Scope, Relevance

1. Successful Management and/or Completion of Agreements

PA-DCED funds for Domestic Linens was a brownfield remediation and re-use project agreement. The project involved the full process of preliminary investigation, environmental assessment, demolition, remediation, and re-use, and was successfully completed and closed out.

GRANT/FUND	PROJECT	AMOUNT	PROJECT USE	ENDING
PA-DCED	Domestic Linens	\$ 632,025	Industrial Site Reuse	2011
US-HUD	Maclay Apts. I & II	\$10,600,000	Area wide Development/Hsg.	2013
PA-DEP	Allison Hill Automotive/HHC	\$ 120,000	Brownfield Remediation	2014
US-HUD	Continuum of Care	\$ 48,000	Collaborative Planning Grant	2016

A PA-DEP grant for final brownfield environmental assessment and remediation of the Allison Hill Automotive brownfield (catalyst site) and the Hamilton Health Center project was successfully completed and closed out January 2014.

With the Area-Wide Development of the 45-acre Maclay Street Apartments into Governor’s Square Residence, that coordinated municipalities, planners, engineers, residents, and development professionals, the HUD Upfront grant was successfully closed.

HRA, through CACH has successfully entered into a Planning Grant to organize the region’s Continuum of Care Coalition of 70 plus agencies to meet HUD Supportive Housing Program (SHP) objectives. The award announced in February 2016 will be completed in 2017.

2. History of meeting reporting requirements (including ACRES reporting) and agreements

HRA has successfully submitted reports and technical submissions according to outcome format, timelines standards and in full compliance for the above agreements which hence have been successfully closed out upon completion. HRA has executed grants with various reporting requirements, submission portals and formats with several agencies include the Federal Transit Administration, US-HUD, Federal Home Loan Bank of Pittsburg, PA-DEP, PA-DCED, PA-Office of Budget, PA Historical and Museum Commission with full compliance.

HRA has not previously utilized EPA funds or the ACRES report system.

vii. LEVERAGING

a. Sources of Committed Funds/Resources/In Kind Assistance/ Before or After Project:

Source	Role	Type	During/After Project	Amount
City of Harrisburg	Plan development: zoning, project staff	In-Kind	During Project	\$5,000.00
	Integrate AWP into City Comp. Plan	In-Kind	During and After	\$15,000.00
Tri-County Community Action	Obtain resident input through surveys/	In-Kind	During Project	\$2,000.00
	Business façade Improvement	In-Kind	During and After	\$55,000.00
	Coordinate Resident volunteer involvement in AWP + staff time	In-Kind	During Project	\$10,000.00
YWCA- Harrisburg	Promote Plan to residents, industries	In-Kind	After Project	\$5,000.00
HRA	Catalyst Site – eventual sale for re-use	In-Kind	After Project	\$198,370
TOTAL				\$290,370.00

This project leverages ALL partner agencies’ in kind costs for collaborative participation to meet and to carry-out plan action steps, and similar future leveraging from others that join. Future sources also include PA-DEP assessment and EPA ARC grants for assessments.

b. After Project Leveraging: The direct final outcome of this proposed project is a Brownfield Plan for the Industrial Park sector of South Allison Hill. While the plan is the direct outcome, the brownfield remediation as prescribed by the plan is the ultimate outcome. The project thus anticipates future leveraging of CDBG funds for demolition, PA-DCED funds for acquisition or renovation, HOME funds for residential development sites, PA-DEP and EPA funds for environmental site assessment, remediation, neighborhood tax credits, private sector investment.

c. Letters Attached. d. No Challenge, TIGER, EPA Smart Growth, Building Block Grants.

PROJECT MILESTONES CHART/SCHEDULE

Milestone 1: (Task 1) Interagency/Community Coordination

- A. Twenty Four Coordinating Committee Meetings;
- B. Six Quarterly ½ day Charrettes of Stakeholder Planning Committee (begins after initial research is completed at month 6)
- C. Task force Committee Meetings on
 - 1.) Economic and Market Conditions relevant to the area/sites;
 - 2.) Funding for final site brownfield mitigation and other plan actions;
 - 3.) Spatial Area-Planning: residential, industrial, green space/recreational use, traffic flow.

Timeline: Established in months 1-2 of 1st quarter and ongoing throughout 24 month project.

Milestone 2 (Task 2): Research Reports on Existing Conditions created for Planning Committee

Research Reports of basic property information, likely pollutants, zoning ordinances, historical preservation regulations for each high priority site and suspected brownfield parcel.

Timeline: Months 4 through 6 of 24 months term

Milestone 3: (Tasks 2 & 3) Suspected Brownfield Sites are Inventoried, Ranked and Prioritized

Parcels preliminarily researched, inventoried and ranked for future brownfield assessment.

Timeline: Months 4 through 9 of 24 month term

Milestone 4: (Task 4) Site Asset reuse, Green Land Use, and Market Analysis Produced

Milestone 5: (Task 3 & 4 & 5 & 6) Reuse Scenarios Presented at Planning Charrettes

- A. Spatial and land use analysis for priority sites and suspected brownfield parcels
- B. Infrastructure, existing facility re-use feasibility and Green technology reports
- C. Recommendation on the strategic re-use of prioritized sites and ranked sites

Timeline: Months 10 through 18, of 24 month term.

Milestone 6: (Task 7) Future Steps and Financial Options Produced in a Resource Document

Taskforce recommendations on funding resources, with assignment and outline of action steps.

Timeline: Months 19 through 21, of 24 month term

Milestone 7: (Task 8) Brownfield Plan Finalized and Next Steps Materials Produced and Printed

Output Measurement: One comprehensive Area-Wide Brownfield Plan and. Outreach materials such as web based, brochures, and portfolios completed. **Timeline:** Month 18-24, of 24.

Gantt Chart of Milestones and Months

Milestones / Months	0 – 3	4 – 6	7 – 9	10 – 12	13 – 15	16 – 18	19 – 21	21 – 24
Stakeholder Formation								
Taskforce and Coordinating Committees meet								
6 AWP Committee Charrettes								
Environmental Engineering Consultant Firm Procured								
Existing Conditions Research								
Sites Inventoried and Ranked								
Site Infrastructure/ Asset Re-Use Feasibility								
Market Industry use Analysis								
Sustainable/Equitable/Green Land Use Plans								
Financial Options Future Plan								
Full AWP Plan Finalized								

Project Start Date: March 1, 2017 to **Project End Date:** February 28, 2019

THRESHOLD CRITERIA WORKSHEET

NAME OF APPLICANT: The Redevelopment Authority of the City of Harrisburg (HRA)

1. Applicant Eligibility:

The Redevelopment Authority of the City of Harrisburg is an eligible municipal entity as a Redevelopment Authority under the Redevelopment Authority Act of 1945.

HRA is the applicant for the BF-AWP grant and our primary Non-Profit Partner Agency is Tri County Community Action (TCCA).

2. Location of BF AWP project area: Define the geographic boundaries of your BF AWP area. The BF-AWP project area is 55.5 acres, known as the “Industrial Park” located in a distressed census tract (213) neighborhood, South Allison Hill, Harrisburg, Dauphin County, Pennsylvania.

The BF-AWP project area is bordered by Market Street (North), Derry Street (South), 13th Street (West), 18th Street (East).

Map is attached: Contains BF AWP area, catalyst site, high priority sites, the neighborhood census tract, and other FSA listed brownfields within ½ mile radius of BF AWP area.

3. Identify one catalyst, high priority brownfield site within the BF AWP project area

a. **Basic site information.** Identify the:

- i. Name of the brownfields site; Former Allison Hill Automotive (Parcel #: 09-056-010)
- ii. Address of the site, including zip code; **47 South 14th Street, Harrisburg, PA 17104**
- iii. Approximate acreage of the site. 2.3 acres

b. **Site eligibility for funding.** The Catalyst site meets the definition of “brownfield site” and had been designated by PA-Department of Environmental Protection (DEP) as Brownfield Action Team brownfield. The site is NOT...

- i. listed or proposed for listing on the National Priorities List;
- ii. subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and
- iii. subject to the jurisdiction, custody, or control of the U.S. government. (Note: Land held in trust by the U.S. government for an Indian tribe is eligible for brownfields funding). Please refer to CERCLA § 101(39)(B)(ii), (iii), and (vii) and Appendix 3.

c. **Type of contamination (or potential contamination) at the site.**

Hazardous Waste of arsenic, lead, and selenium Benzo(a)pyrene at concentrations that exceeded PA DEP Act 2 Non-Residential Soil-to-Groundwater Pathway standards. Also Vapor Intrusion. NO petroleum.

4. Ineligible activities: All activities listed in the narrative and budget are eligible activities.

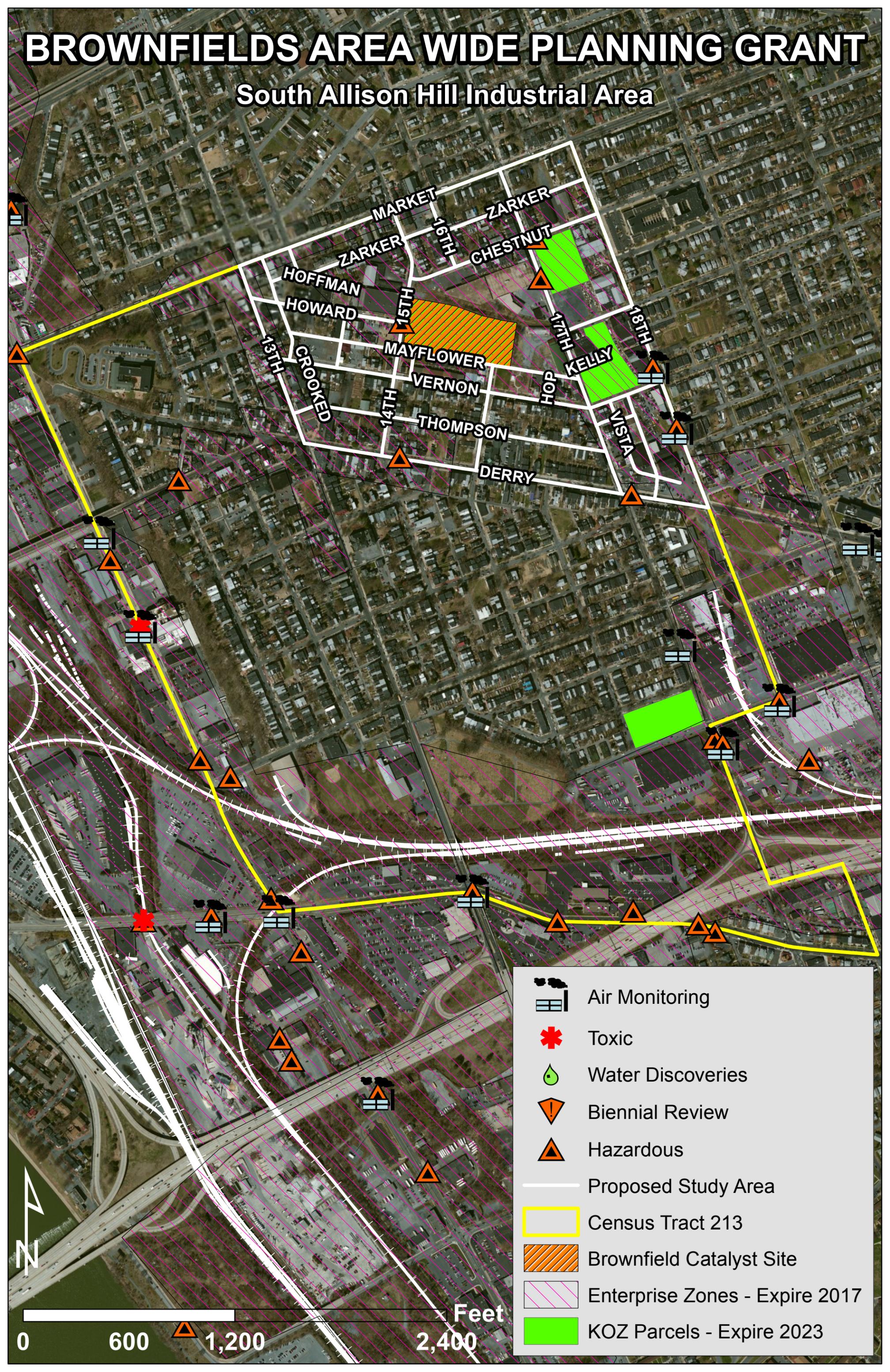
5. Letter of commitment to the project: As a Redevelopment Authority municipal entity applicant the project has a nonprofit letter of commitment from TCCA attached which also includes leverage. All leverages of either outputs or outcomes where provided are delineated and attached from partners

6. Substantial compliance with proposal submission instructions and requirements: This proposal has met all submission instruction and requirements.

7. Proposal is submitted through Grants.gov

BROWNFIELDS AREA WIDE PLANNING GRANT

South Allison Hill Industrial Area



	Air Monitoring
	Toxic
	Water Discoveries
	Biennial Review
	Hazardous
	Proposed Study Area
	Census Tract 213
	Brownfield Catalyst Site
	Enterprise Zones - Expire 2017
	KOZ Parcels - Expire 2023



July 11, 2016

Bryan K. Davis
Executive Director
Redevelopment Authority of the City of Harrisburg
P. O. Box 2157
Harrisburg, PA. 17105-2157

Re: Brownfield Area Wide Planning – Letter of Commitment

Dear Mr. Davis:

The Pennsylvania Department of Environmental Protection has collaborated with the Redevelopment Authority of the City of Harrisburg in previous brownfield projects most notably the recent remediation and re-use of a brownfield to become the site for the Hamilton Health Center in South Allison Hill, Harrisburg. The Hamilton Health Center development was part of our Brownfield Action Team project and resulted in the consolidation and expansion of health services by the only Federally Qualified Health Center in Harrisburg and surrounding boroughs. The Brownfield Area Wide Plan is therefore an important and natural continuation of the brownfield remediation process for that sector.

If this application is funded, the Pennsylvania Department of Environmental Protection commits to participating in the brownfield area wide planning process and provide our expertise on resource development and brownfield management.

Sincerely,



George Hartenstein
Director
Bureau of Environmental Cleanup and Brownfields

cc: R. Roush



July 26, 2016

George Payne
Projects Director
The Redevelopment Authority of Harrisburg
10 North Second Street, Suite 405
P.O. Box 2157
Harrisburg, PA 17105-2157

RE: Brownfield Area Wide Planning
Letter of Commitment

Dear Mr. Payne:

On behalf of the Community Action Commission, now doing business as Tri County Community Action (TCCA), I would like to express our strong support and commitment to partnering with you on your application for Brownfield Area Wide Planning. TCCA is an anti-poverty, community-based, non-profit agency that strengthens communities and provides resources for individuals and families to achieve self-sufficiency throughout Cumberland, Dauphin, and Perry Counties.

TCCA's main office has been located within the South Allison Hill District of Harrisburg, which is in the Brownfield Area Wide Planning target area or "Industrial Park", since 1993. We have been a part of and sponsored two community-developed South Allison Hill Neighborhood Plans since 1998, and are currently working with the residents and businesses located within this community on developing an updated neighborhood plan. These plans have recognized the centrality of the Industrial Park in economic renewal and the need for brownfield assessment, and ultimately remediation. TCCA's neighborhood revitalization efforts include assets mapping, housing needs studies, resident and business surveys, market and retail gap analysis, and revitalization resource development. As a community organization dedicated to the needs of our residents in South Allison Hill, we understand the value of partnering with you in order to serve as a bridge to community and professional partners in brownfield assessment.

TCCA has been involved with the Redevelopment Authority of Harrisburg in current and previous brownfield remediation efforts since 2006. As a result of our partnership, a critical brownfield in the Industrial Park was remediated to become home to the Hamilton Health Center, the only Federally Qualified Health Center in the city of Harrisburg and Dauphin County.

1514 Derry Street · Harrisburg, PA 17104
phone: (717) 232-9757 fax: (717) 234-2227
www.cactricounty.org

TCCA is committed for this Brownfield Area Wide Planning Proposal to the following activities:

- Coordinate neighborhood resident association and neighborhood business association involvement, input and ownership of the Brownfield Area Wide Plan.
- Provide senior and field staff to meet regularly as part of the planning process
- Gather wide resident input on brownfield use and priorities as part of our scheduled surveys
- Seek funding for a new retail gap study
- Seek state and local municipal involvement for outcomes determined by the plan
- Assist with seeking resources for brownfield environmental site assessments and remediation

Leverage of Project Outputs: TCCA will leverage \$57,000 in-kind for the following activities

1. Increase community involvement in the planning process by gathering resident input of brownfield use and priorities as part of our neighborhood surveys. This activity is valued at \$2,000 for survey materials, staff time, and volunteer recruitment, organization, and national volunteer valuation rate per hour for Pennsylvania (\$23.40).
2. Business façade improvements during and after the project, to improve business appeal and attract potential business to purchase priority brownfields. Phase I of this project is valued at \$55,000.

Leverage of Project Outcomes: TCCA will leverage \$10,000 in-kind for the following activities:

1. Ensure representation and ownership of the final plan by coordinating resident association and neighborhood business association input in the Neighborhood Plan, valued at \$2,000 for staff involvement and related materials at monthly resident and business association meetings over 24 months, and \$5,000 for resident and neighborhood business volunteer time and effort.
2. Assist in resource development for further brownfield action and outcomes through staff effort in assistance with grants valued at \$3,000 for staff effort and related materials.

We affirm our commitment to partnering on this project to bring the interests and support of our residents in to the dialogue through a variety of means, including listening sessions, attending public meetings and providing Spanish-language translation services, as needed, and other means of direct communication and engagement of the residents in South Allison Hill.

Should you have any questions or need for further clarification, please do not hesitate to contact me at (717) 232-9757, extension 103 or jwintermyer@cactricounty.org.

Sincerely,



Jennifer Wintermyer
Executive Director



Office of Mayor Eric Papenfuse
MLK Government Center
10 N. Second St.
Harrisburg, PA 17101

Eric Papenfuse
Mayor

(717) 255-3040

August 4, 2016

Bryan Davis, Executive Director
Redevelopment Authority of the City of Harrisburg
10 North Second Street, Suite 405, P.O. Box 2157
Harrisburg, PA 17105-2157

Re: Brownfield Area Wide Planning - Letter of Commitment

Dear Mr. Davis,

The City of Harrisburg enthusiastically supports the Redevelopment Authority of the City of Harrisburg in its application to the US Environmental Protection Agency for a Brownfield Area Wide Planning grant to be applied to the Industrial Park sector of South Allison Hill, census tract 213 in Harrisburg Pennsylvania. South Allison Hill is the most densely populated district in our municipality and is home to a diverse community including the city's highest percentage who are Hispanic. The district, which was once a vibrant industrial and residential community, is economically distressed with high levels of unemployment and poverty. In bringing brownfield planning to this sector, we anticipate the results in resident health and economic rejuvenation that businesses, jobs, green space and housing will bring to the residents of South Allison Hill when brownfields are eventually eliminated and re-used as a result.

This project concurs with our Comprehensive Plan currently in development, to bring revitalization to neighborhoods in Harrisburg and the city as a whole.

The City of Harrisburg commits to participating in the Brownfield area wide plan through our Department of Building and Housing Development and Community and Economic Development. This would involve city planning, zoning, and project development staff.

Leverage for Outputs:

City staff involvement for attending meetings, researching and executing any city approved action steps of the plan such as related to zoning, development, etc., is valued at \$5,000.

Leverage for Outcomes:

The City of Harrisburg will incorporate city approved recommendations resulting from the brownfield area wide plan into our Comprehensive Plan. The result is that the brownfield area wide plan for the target area will be memorialized and standardized, since future actions that undertaken has to follow what is in the City's Comprehensive plan. The value of our current comprehensive planning is \$15,000.

Contact Information:

Name: Geoffrey Knight

Address: 10 N. 2nd Street, Harrisburg, PA 17101

Phone Number: 717-255-3040

Email: gknight@cityofhbg.org

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Papenfuse". The signature is stylized with a large initial "E" and a long horizontal stroke at the end.

Eric Papenfuse
Mayor

YWCA IS ON A MISSION

July 5, 2016

RE: Brownfield Area Wide Planning
Letter of Commitment

The YWCA of Greater Harrisburg (YWCA) is a non-profit organization with a mission to eliminate racism, empower women, and promote justice, peace, and dignity for all. The YWCA operates several housing and homeless services, domestic violence and sexual assault victim services, child development and education, and economic and neighborhood empowerment programs to achieve our mission.

In 1998 the YWCA located to 1101 Market Street in South Allison Hill which is the neighborhood served by this Brownfield Area Wide Planning proposal. The YWCA has been involved in the South Allison Hill neighborhood through various collaborative grants and endeavors, such as the neighborhood revitalization Weed and Seed Program of the PA Commission on Crime and Delinquency. Through this project, the YWCA participated in comprehensive neighborhood planning that also addressed brownfields.

The YWCA operates and staffs the Center for Employment, Education, and Entrepreneurial Development (CEEED) which is located at 1301 Derry Street in the Industrial Park target area of this proposal. The Center is also the base for the YWCA's Department of Labor YouthBuild project where young adults without a high school diploma are trained in the construction industry while obtaining high school equivalency.

The YWCA is committed to the following activities for this Brownfield Proposal:

- Engage employer and industry members of our employment and economic development networks who fit with the neighborhood plan target high growth and job creation for possible purchase of brownfields remediated for commercial use.
- Promote the objectives of the brownfield plan to our network of workforce agencies.
- Provide facility space for employer and other stakeholder meeting and activities.

Leverage of Project Outputs: The YWCA leverages \$3,000 in kind for the following:

1. Promotion: Increase relevant private business sector as well as other non-profit engagement in the planning process through intentional promotion. This is valued at \$1,000 for staff time and effort over 24 months.
2. Promotion: Assist in informing our neighborhood program resident network about brownfield planning activities and venues for their input. This is valued at \$2,000 for staff time and effort over 24 months.

Leverage of Project Outcomes: The YWCA leverages \$2,000 in kind for the following:

1. Assist in the promotion and sale of remediated commercial brownfields to businesses and employers within the purview of the final Brownfield Area-Wide Plan. The staff and effort for this is valued at \$2,000 for 25 hours.

Sincerely,


Email: mquinn@ywcahbg.org

Contact:

Mary Quinn - Executive Director



eliminating racism
empowering women

ywca

Greater Harrisburg

YWCA Greater Harrisburg
1101 Market Street, Harrisburg, PA 17103
P 717.237.7931 F 717.234.1779
www.ywcahbg.org

The official registration and financial information for the YWCA Greater Harrisburg can be obtained from the PA Department of the State by calling toll free, within Pennsylvania, 1-800-732-0999. Registration does not imply endorsement.



HARRISBURG SCHOOL DISTRICT

1601 State Street
Harrisburg, PA 17103

p: (717) 703-4024
f: (717) 703-4115

OFFICE OF THE SUPERINTENDENT

July 5, 2016

Re: Brownfield Area Wide Plan - Letter of Commitment

To Whom It May Concern:

The Harrisburg School District supports the Redevelopment Authority of the City of Harrisburg in its application for Brownfield Area Wide Planning in the South Allison Hill and Industrial Park sector. One fifth of our student population reside in the neighborhood area targeted by this planning effort, which will impact the health, well-being, and bring economic opportunity for these students and their families.

The Harrisburg School District commit our support for this project and will give our expertise and input as a stakeholder in this planning effort.

Contact Information

Dr. Sybil Knight-Burney, Superintendent
Harrisburg School District
1601 State Street,
Harrisburg, PA 17103
(717) 703-4024
SKnight-Burney@hbgasd.k12.pa.us

Sincerely,

Dr. Sybil Knight-Burney, Superintendent



Hamilton Health Center



110 S 17TH STREET • HARRISBURG, PA 17104

VOICE 717 230-3910 • FAX 717 230-3960 • WWW.HAMILTONHEALTHCENTER.COM

CHIEF EXECUTIVE OFFICER

July 5, 2016

George Payne
Projects Director
The Redevelopment Authority of the City of Harrisburg
10 North Second Street, Suite 405
P.O. Box 2157
Harrisburg, PA 17105-2157

Re: Brownfield Area Wide Planning – Letter of Commitment

Dear George,

Hamilton Health Center, at our current location in South Allison Hill, was a part of a successful brownfield remediation and re-use project. The co-locating of all our facilities to this site brings economies of scale and higher volume of service directly to the residents of this neighborhood, which has the highest density and percentage of those living at poverty level in the City of Harrisburg.

As a neighbor and stakeholder, Hamilton Health Center commits to supporting the brownfield area-wide planning process if this proposal is successfully funded.

Sincerely,

Jeannine Peterson, MPA
CEO

- Contact Person: Jeannine Peterson
717 230-3944

jpeterson@hamiltonhealthcenter.com

“Improving the health of Central Pennsylvania’s residents by delivering high quality, respectful and patient-centered health, and related social services that promote access, treatment, education, and prevention regardless of health, economic, or insurance status.”



HARRISBURG REGIONAL
CHAMBER & CREDC

3211 N. Front Street, Suite 201
Harrisburg, PA 17110-1342
717.232.4099 Phone
717.232.5184 Fax

www.HarrisburgRegionalChamber.org

August 8, 2016

RE: Brownfield Area Wide Planning – Letter of Commitment

The Capital Region Economic Development Center (CREDC) is a catalyst for policy change, for job creation and for business growth in Cumberland, Dauphin, and Perry Counties that enhances the quality of life in our region. CREDC has a network of 1,200 members from sole proprietors to Fortune 500 companies.

CREDC supports the Redevelopment Authority of Harrisburg's application to the US Environmental and Protection Agency for Brownfield planning in the blighted former Industrial Park of South Allison Hill in Harrisburg, Pennsylvania.

CREDC is committed to promoting and participating in the Brownfield Area Wide Planning process relevant to economic and industry revitalization in the target area and its surrounding neighborhood. We believe the planning and future brownfield remediation in the Industrial Park will not only revitalize its neighborhood by bringing jobs and enhancing quality of life, but have a broader effect in business growth in the region.

Contact Information:

Shaun Donovan, Economic Development Specialist
CREDC
3211 North Front Street, Suite 201
Harrisburg, PA 17110-1342
717.213.5033 Phone 717.232.5184 Fax
sdonovan@hbgrc.org

Sincerely,

Shaun Donovan
Economic Development Specialist

July 18, 2016

RE: Brownfield Area Wide Planning – Letter of Commitment

South Central PA Works Inc., (SCPa Works) is the regional Workforce Investment Board (WIB) which serves the employers and workers in eight counties in Southcentral Pennsylvania including Dauphin County and the City of Harrisburg. Our services include strategic workforce development planning and partnership, training, education, and employment opportunities.

SCPa Works coordinates with key growth industries in our region to promote workforce development and provides employers with industry informed incumbent workforce training and assistance with market specific strategies. For job seekers, SCPa Works provides multiple job assistance, training and education opportunities primarily through our network of CareerLinks. SCPa Works supports the Redevelopment Authority of Harrisburg in their application to bring brownfield area wide planning to the underutilized industrial park sector in South Allison Hill. SCPa Works has a formal and robust network with the Transportation and Logistics and the Healthcare industry clusters which have been identified as target industries that may benefit by locating and operating in that sector. The CareerLink in Harrisburg is also located just outside the neighborhood of South Allison Hill.

For this project, SCPa Works commits to advocating and communicating the Brownfield Area Wide Plan, its actions, recommendations and appropriate opportunities for involvement to our network of pertinent target growth industry clusters. Our resources for job seekers will continue to be available to the target community and will be updated of job opportunities as commercial brownfields are eliminated and businesses are established.

Contact Information:

Jesse McCree, Director of Strategic Initiatives

South Central PA Works

4201 Crums Mill Road, Suite 200

Harrisburg, PA 17112

Phone: 717-920-7093

Email: jmccree@scpaworks.org

Sincerely,



Jesse McCree, Director of Strategic Initiatives
SCPa Works

Dauphin County



Redevelopment Authority

Board of Commissioners
Jeff Haste, Chairman
Mike Pries, Vice Chairman
George P. Hartwick, III, Secretary

Board of Directors
Matthew Tunnell
Paul Navarro
Gary Lenker
Frank Ivnoch

June 17, 2016

Mr. George Payne,
Projects Director
The Redevelopment Authority of Harrisburg
10 North Second Street, Suite 405
P.O. Box 2157
Harrisburg, PA 17105-2157

Re: Brownfield Area-Wide Planning – Letter of Commitment

The Redevelopment Authority of the County of Dauphin Pennsylvania (DCRA) supports the Redevelopment Authority of the City of Harrisburg in its application for brownfield area wide planning for the Industrial Park sector of South Allison Hill, Harrisburg. DCRA and the HRA have worked in joint brownfield ventures in the past including the remediation and development into what is now the Hamilton Health Center in South Allison Hill. This planning grant is a natural continuation of the brownfield process for that area, and fits within our Dauphin County Comprehensive Plan.

The Redevelopment Authority of the County of Dauphin commits to participating as needed in the Brownfield Area-Wide Plan and lending our support, expertise, and collaborative resources where possible during the planning process.

Sincerely,

George H. Connor
Executive Director
Dauphin County Redevelopment Authority

Contact: George H. Connor
717 780-6250
gconnor@dauphinc.org



TRI-COUNTY HDC, LTD.

1514 Derry Street, Harrisburg, PA 17104

(717) 231-3604

Fax: (717) 234-2227

July 26th, 2016

Re: Brownfield Area Wide Plan - Letter of Commitment.

Tri-County HDC, Ltd., is a not-for-profit Community Housing Development Organization (CHDO) serving Central Pennsylvania. It is our mission and our business to create housing that is decent and affordable for low and moderate income families and individuals. Since the 1990's our organization has developed over 550 rental units and over 140 for sale homes in the region

Tri-County HDC, Ltd., is pleased to support the Redevelopment Authority of the City of Harrisburg in its application for brownfield planning in the South Allison Hill industrial section. Our offices are located at in the brownfield planning area of South Allison Hill. As part of this neighborhood, our organization has been involved in housing development involving blight removal and brownfield remediation in this district since our inception.

Tri-County HDC, Ltd., commits to participating in the brownfield area wide planning process as it relates to the design and development affordable residential dwellings. We will provide our development expertise, input, advocacy and resources as available to help the plan obtain its goal of brownfield remediation with optimum residential considerations.

Contact Information:

Gary E. Lenker, Executive Director
Tri-County HDC, Ltd.,
1514 Derry Street, 2nd Floor
Harrisburg, PA 17104

Sincerely,

Gary E. Lenker, Executive Director

Appendix 2: Other Factors Checklist

Name of Applicant: Redevelopment Authority of the City of Harrisburg
 Please identify with an X any of the items below which may apply to the applicant's BF AWP project area as described in your proposal. To be considered for an Other Factor, include the page number where each applicable factor is discussed in your proposal. EPA may verify these disclosures and supporting information prior to selection and may consider this information during the evaluation process. Attach documentation to the proposal as applicable. If this information is not clearly discussed in the narrative proposal or in any of the attachments, it will not be considered in the grant selection process.

X	Other Factor	Page #
X	<i>None of the Other Factors are applicable.</i>	
	BF AWP project is in an urban area (city population is 100,000 or more).	
	BF AWP project is in a rural area (city/town/village/unincorporated area/etc. population is 20,000 or less and is not located in a Metropolitan Statistical Area).	
	BF AWP project is in a micro community (city/town/village/unincorporated area/etc. population of 10,000 or less).	
	Applicant is or is applying on behalf of a federally recognized Indian Tribe or an entity from a United States Territory.	
	Applicant is a POWER+ community who is proposing a BF AWP project area with one or more eligible catalyst, high priority brownfield site(s) and a recently closed (2008 or later) or closing power plant.	
	Applicant's catalyst, high priority brownfield site(s) is (are) tied to recent (2008 or later) natural disaster(s) within the BF AWP project area.	
	Applicant's catalyst, high priority brownfield site(s) is (are) tied to a recent (2008 or later) manufacturing industry plant closure within the BF AWP project area.	
	Applicant's catalyst, high priority brownfield site(s) are tied to a recent (2008 or later) significant economic disruption, <u>unrelated</u> to a natural disaster, manufacturing industry plant closure or closing/closed power plant, within the BF AWP project area, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the BF AWP project area, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the BF AWP project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. <i>Attach documentation of PSC recipient or core partner status.</i>	

	<p>Applicant's BF AWP project area is directly tied to EPA's Making a Visible Difference (MVD) initiative, and the applicant can demonstrate that funding/technical assistance/other resources from the MVD initiative has or will benefit the BF AWP project area. Applicant must clearly demonstrate there is a nexus between their MVD status and the proposed brownfields activities.</p>	
	<p>Applicant is a recipient of an EPA Urban Water grant and can demonstrate that that funding/technical assistance/other resources from the Urban Waters grant has or will benefit the BF AWP project area. Applicant must clearly demonstrate there is a nexus between their Urban Waters efforts and the proposed brownfields activities.</p>	
	<p>Applicant is designated as a HUD Promise Zones community, and can demonstrate that funding/technical assistance/other resources from the Promise Zones designation has or will benefit the BF AWP project area. Applicant must clearly demonstrate there is a nexus between their Promise Zones designation and the proposed brownfields activities. <i>Attach documentation of HUD Promise Zone community status.</i></p>	
	<p>Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered:</p> <ul style="list-style-type: none"> • Applicant must clearly demonstrate in the proposal that there is a nexus between their IMCP designation and the proposed BF AWP project. • Attach documentation which demonstrates either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. A core partner/implementation strategy party is a local partner organization/jurisdiction that will carry out the proposed strategy, as demonstrated in letters of commitment or memoranda of understanding which documents their contributions, roles, and responsibilities to the partnership. EDA may provide to EPA a list of the core partners/implementation strategy parties for each of the 24 "manufacturing community" designees, which EPA would use to verify this other factor. 	