



## RT Environmental Services Highlighted by the MidAtlantic Real Estate Journal

We are pleased to provide below a spotlight on RT Environmental Services, with particular focus on Southeastern Pennsylvania, Downtown Philadelphia and the Riverfront Area

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# SOUTHEASTERN PA

By Craig Herr and Gary Brown, RT Environmental Services

## Southeastern PA – increased interest in Downtown Philadelphia & our riverfront area

Demographics recently published in The Philadelphia Inquirer show a stronger downtown area and increased residential growth interest. In addition to interest in Philadelphia's Downtown area, key environmental organizations, including the Pennsylvania Environmental Council, are keeping focus on a series of



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projects which involve Delaware and Schuylkill River trails and riverfront access. EPA Petroleum Energy/Air Programs have been hurting our major refinery, but interest in our original waterfront and particular interest in the area north of Center City has resulted in an ongoing series of projects which can best be called riverfront and com-

munity revitalization. RT is proud to be involved in many projects involving residential development at Act 2 sites to the north of Philadelphia's Center City, and we are currently working at another waterfront site right next to the Delaware River, which had been considered for casino development but which was passed by. The Pennsylvania Department of Environmental Protection has also examined its Statewide Health Standards as part of routine reviews of its regulatory programs. A

number of Statewide Health Standards have been modified to be less stringent, due to changes in the average body weight (which when calculated as a basis for the Standards are set, is appropriately revised from time to time). For some PAH compounds, cleanup standards are now less stringent, but there are no significant changes in the Statewide Health Standards for arsenic or benzo(a)pyrene. There have been comments at the federal level that benzo(a)pyrene, one particular constituent found wherever coal

ash has been placed or there are atmospheric impacts from the burning of coal, should be used as a compound "surrogate" [a surrogate to represent a larger group of compounds for evaluation, toxicity and/or risk assessment purposes; since community objections revolve around such factors as more differences in toxicities between different compounds for example - benzo(a)pyrene is much more toxic than other PAH compounds.] to drive cleanups is arising.

Changes in the State Health Standard for arsenic or benzo(a)pyrene would be more helpful than other recent DEP cleanup standard changes, but such revisions have been passed over time around. Fortunately in Pennsylvania, there are flexible standards for radiating sites, including the Site Specific Standard which more and more is being used to answer to efficiently remediate sites, and not excavate and remove large volumes of material. The Site Specific Standard is extensively used along our riverfronts, and Non-residential Standard can be used, where sites are being redeveloped commercially. The Non-residential Standard was appropriately used to reduce cleanup costs at a site in Delaware County.



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- Wetland Delineation and Mitigation

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Whether in Center City or in suburban areas, commercial sites involving fast-food donuts or those involving tail-pharmacy sites can move forward at a pace. Particularly dry interest, as has always the case, are sites with best locations. Such locations are often at sites where there was a service station or former dry cleaning facility strip center where a deal often with significant can be completed in parallel with the site plan approval process. Smaller sites to have development cost \$750,000 to 1,000,000, but larger sites (usually involving combining several properties to form a larger site), can overall development cost including purchase, cleanup, construction and development **continued on page 1**

**Southeastern PA – increased interest in Downtown . . .**

continued from page 6C of the retail establishment, of \$2 to \$3 million.

RT appreciates the opportunity to continue to be involved in urban revitalization redevelopment projects throughout Southeastern Pennsylvania. Working through projects under Pennsylvania's Act 2 Land Recycling Program helps many sites

move efficiently and cost-effectively through the redevelopment process. Many of the first generation Act 2 staff in Pennsylvania Department of Environmental Protection's offices are nearing the age of retirement, or they have retired, but a fresh new group of Pennsylvania Department of Environmental Protection employees are ready to roll

up their sleeves and work with environmental consultants, to bring sites back to a productive life again. We look forward to working with them for a successful Act 2 site redevelopment.

**For more information call, Craig Herr, hydrogeologist at 610-945-0075 or Gary Brown, president 610-804-8657. ■**

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