End-of-Project Report
Darby Borough Brownfields Inventory Grant
Darby Borough, Pennsylvania
IRRSC Contract No. # 4000019257; Req No. IRRSC7-1-348

Dear Ms. Strobridge,

AECOM Technical Services, Inc. (AECOM) is pleased to present to the Pennsylvania Department of Environmental Protection (PADEP) this End-of-Project Report, which includes a Brownfields inventory list for Darby Borough, Pennsylvania. The tasks detailed in the PADEP's February 8, 2021 Scope of Work and subsequently discussed in the April 21, 2021 Site scoping meeting includes using established databases and information provided by the PADEP, Darby Borough, Delaware County, and local community organizations to identify Brownfield properties within Darby Borough.

Attached is a spreadsheet that contains a Brownfield inventory list, as well as a spreadsheet providing a list of all evaluated properties within Darby Borough. Identified Brownfield properties have been reviewed and assessed for environmental concerns and economic factors. Each Brownfield property has been ranked as having a low, moderate, or high environmental risk, and as being most favorable, favorable, or least favorable for economic development. A detailed discussion of the project and ranking system criteria is presented below.

1. Introduction

Darby Borough is located in eastern Delaware County, bounded partially by Philadelphia to the east. As provided by the PADEP, an Environmental Protection Agency (EPA) 128 (a) Small Technical Assistance Grant was received to work with the Darby Borough to inventory, educate, and plan for Brownfield properties. This grant is not to be used for investigation and/or remediation.

The Borough of Darby has a long history of commercial/industrial activities that have resulted in Brownfields within the borough. The Borough of Darby would like to understand what Brownfields are in the borough, where they are located, and what could be done with the Brownfield properties to facilitate their productive re-use.

2. Objectives

The initial Scope of Work was dated February 8, 2021. The scope was further discussed and finalized during the April 21, 2021 scoping meeting with the PADEP and representatives from the Delaware County Planning Department. Based on the initial Scope of Work, subsequent details received during the Site scoping meeting, and additional correspondence with the PADEP, AECOM performed activities to the extent allowed by the grant budget, as follows:
1. using established databases and information provided by the PADEP, Darby Borough, Delaware County, and local community organizations to prepare a Brownfields inventory;

2. educate Borough officials and the local community on what Brownfields are, where they are located, how the Borough can best work with them, and identify available state and federal funding programs to finance investigation and remediation;

3. create an inventory of Brownfields that helps the Advisory Committee identify next steps, recommendations, roles, and responsibilities.

The Final Work Plan/Cost Estimate was provided to the PADEP on May 11, 2021. The subsequent Notice to Proceed was issued by the PADEP on June 1, 2021.

This inventory is meant as a guide for Darby Borough and other parties interested in redevelopment. All properties or portions thereof included on this list could be considered for redevelopment regardless of ranking. In addition, there may be other considerations outside of the scope of this evaluation that make redevelopment of a specific property more or less valuable to the community. Various grant programs are available to assess and clean up contaminated properties and are discussed in more detail below.

3. Brownfields Definition and Identification

The EPA defines Brownfields as "any land in the United States that is abandoned, idled or under used because redevelopment and/or expansion is complicated by environmental contamination that is either real or perceived." A Brownfield is an area typically used for historical commercial or industrial purposes that is vacant, abandoned, underused, or is derelict land. Properties that are currently in use may also be considered Brownfields. The expansion, redevelopment, or reuse of these properties may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Some of the most common contaminants identified at Brownfield sites are from fuels such as oil, gasoline, diesel, and kerosene from underground storage tanks (USTs), floor drains, outside storage of barrels and machinery, and cleaning solvents. Brownfield grants to assist with redevelopment continue to serve as the foundation of EPA's Brownfields Program.

The PADEP has created a Brownfield Development Guide that draws on over 20 years of experience in cleaning up more than 6,000 sites and outlines the full spectrum of services and resources available for the often-complex steps involved in redeveloping Brownfield properties. It seeks to assist a broad audience of private industry, state, and local agencies, economic development agencies and redevelopment authorities, local officials, communities, property owners, developers, and other stakeholders. The PADEP fosters and helps to build public-private partnerships, which have proven critical for the timely completion of successful projects resulting in the mitigation of Brownfield properties.

A total of 71 properties were evaluated in the Darby Borough for Brownfield consideration. These properties were identified by the PADEP and AECOM using the eFACTS database and associated eMapPA, as well as an evaluation of historical maps by Delaware County. Of these 71 properties, 33 properties have been identified as Brownfields within the Darby Borough. These properties are listed in the attached Brownfield Property Inventory (Attachment 1). A spreadsheet presenting all 71 evaluated properties is provided as Attachment 2 and includes the rationale for exclusion as a Brownfield. The Brownfield Property Inventory includes 10 vacant or unused properties and 23 properties that are currently occupied or otherwise in use by the property owners or tenants. These Brownfield properties have a documented ongoing cleanup or historical environmental impacts or releases of contamination to soil and/or groundwater, or the presence or potential presence of USTs. In addition, properties where historic land use is often associated with the presence of environmentally hazardous chemicals have also been included as Brownfields. These include filling stations, dry cleaners, auto service and repair properties, and properties where industrial activities occurred. The inclusion of properties based on historical use does not suggest that a release or environmental impact has occurred at these properties, just that further evaluation is necessary. According to the Pennsylvania Mine Map Atlas and eMapPA, no abandoned mine lands (AML) are located within the Darby Borough.
An interactive Brownfield map providing the locations and other property details, including zoning, floodplains, parcel IDs, and more for the 33 Brownfield properties has been prepared by Delaware County and can be accessed at: [Delaware County Darby Brownfields Interactive Map](#). All 33 properties have been evaluated and ranked based on environmental risk and economic factors, as defined below. Environmental risk rankings are color coded while the economic factors are numbered 1, 2, or 3 depending on the economic favorability. Potential costs for environmental cleanup have not been included in the economic favorability ranking as the complexity and associated cost of and environmental cleanup can vary considerably. The criteria for these rankings are discussed below.

4. Brownfields Ranking and Spreadsheet

The attached Brownfield Properties Inventory spreadsheet presenting 33 properties includes the property name and address, eFACTS primary facility (PF) identification (ID) number and name (where applicable), tax parcel identification number, current and historic property use, zoning and floodplain designations, and historical environmental releases and cleanup activities, or potential remaining sources of contamination. The rationale for the ranking is also included in the spreadsheet. The potential current sources of contamination are based on review of eMapPA, and historical Fire Insurance (Sanborn) Maps and other historic maps (as available through Delaware County).

4.1 Environmental Risk Ranking

Environmental risk ranking of the Brownfield properties was developed based on information provided by online Sanborn and historic maps, eFACTS, and eMapPA. The environmental risk ranking is provided as low, medium, and high. The low ranking indicates the least potential for environmental risk (contamination) based on available information, and the high ranking indicates a higher likelihood for environmental risk (i.e. a documented release, former industrial facilities) based on available information. The environmental risk ranking criteria and associated colors are provided below:

1. Green – These locations have a potential for low environmental risk and may meet one or more of the following conditions:
   a. Historic property use does not suggest an environmental concern exists and there are no documented environmental conditions.
   b. The property or portion of the property has undergone an environmental cleanup and has met the attainment requirements under the Statewide Health Standards.
   c. There are no documented environmental conditions on the property; however, historic property operations are not fully understood (i.e. manufacturing facilities).

2. Yellow – These locations have a potential for moderate environmental risk and may meet one or more of the following conditions:
   a. The property or portion of the property has undergone an environmental cleanup and has met the attainment requirements under the Site-Specific Standards. Institutional controls and/or engineering controls are in place.
   b. There are no documented releases on the property; however, a potential for environmental impacts may exist due to historic property use (i.e. filling station, auto services, drycleaners)
   c. There are no documented releases on the property; however, storage tanks are documented in eFACTS and may still exist.

3. Red – These locations have a potential for a high environmental risk and may meet one or more of the following conditions:
   a. There is a known environmental concern on the property or portion of the property for which an environmental investigation/remediation is or may be ongoing.
b. PADEP records indicate that a historic environmental release occurred on the property or portion of the property that:
   i. May have been remediated prior to current regulations.
   ii. May have been remediated, but supporting documentation is not available.

A Phase I Environmental Site Assessment (ESA) is recommended for any of these properties selected for consideration by invested parties. Based on the Phase I ESA, a Phase II investigation may be warranted.

4.2 Economic Factor Ranking

The economic factor ranking was developed based on the location of the property, Delaware County zoning District designations, known or proposed development in the immediate area of the property, existing property structures, known deed restrictions, and location in the floodplain. According to the Pennsylvania Department of Community & Economic Development PA Federal Opportunity Map and HUD Map of Opportunity Zones, as well as the Pennsylvania Historical & Museum Commission National Register of Historic Places, no Federal Enterprise Zones or designated Historic Districts are located within the Darby Borough.

There are three (3) levels of economic factor ranking indicated in the spreadsheet, as summarized below:

1. Level 1 – These locations are the most favorable for economic development and may meet one or more of the following conditions:
   a. Located within the Central Business District, Business/Institutional District, or Highway Commercial District.
   b. Not located within a flood zone.
   c. Existing property structures are present that may be viable for reuse, though the condition of the building is not fully understood.
   d. No known environmental deed acknowledgement in place.

2. Level 2 – These locations are slightly less favorable for economic development and may meet one or more of the following conditions:
   a. Located in a low to moderate risk flood zone.
   b. Located within an Industrial District.
   c. No existing property structure.
   d. Known environmental deed acknowledgement(s) in place.

3. Level 3 – These locations are least favorable for development and may meet one or more of the following conditions:
   a. Located in high risk flood zone.
   b. Located within a Residential District.
   c. Potential redevelopment plan may already exist.
   d. Condemned existing property structure

This inventory does not identify all environmental or economic risks that could be encountered during redevelopment. The factors used are based on available resources and may not be all inclusive.

Seven (7) Delaware County Zoning Districts are associated with the identified Brownfield properties. A list of these Zoning Districts and their definitions, as provided in the Delaware County Planning Department Municipal Zoning Application, are detailed below. For more information about how each Zoning District is to be used, visit the Delaware County Planning Department Municipal Zoning Application.
District Purposes –

1. **CBD** – The purposes of this district are to provide for and preserve a variety of pedestrian-oriented retail and service uses and to provide for a compact, attractive shopping area with unity of design and access to parking and public transportation. Secondary uses in the district include offices and apartments.

2. **BI** – The purposes of this district are to provide for the development of non-nuisance business and light industrial operations geared towards modern technological uses and/or educational, medical, or other office and institutional uses providing services to the Borough and surrounding region.

3. **HC** – The purposes of this district are to provide for a wide range of highway-oriented retail, service and automobile-related business activities which ordinarily require main highway locations and serve regional as well as local customers and to provide sufficient space for automobile-related merchandising, including the provision of off-street parking facilities.

4. **IND** – The purposes of this district are to provide for a variety of manufacturing, industrial, storage and automotive establishments with minimum lot areas and other requirements to properly accommodate these uses and to allow certain uses only by special exception because of their potential impacts on the district and adjacent areas.

5. **R-2** – The purposes of this district are to provide for medium- to medium-high-density single-family development, to preserve existing residential development and open space and to provide for and regulate certain nonresidential uses permitted by special exception.

6. **R-3** – The purposes of this district are to provide for medium-high to high-density residential development, to preserve existing row home development and to provide for certain nonresidential uses permitted by special exception.

7. **R-4** – The purposes of this district are to provide for a variety of high-density residential housing types, including apartments, townhouses, and semidetached dwellings; to protect and preserve existing high-density uses; and to provide for and regulate certain nonresidential uses permitted only by special exception.

Please note that the top 10 properties listed in the Brownfields spreadsheet are of primary interest as they are vacant or otherwise underutilized. As the additional 23 identified Brownfield properties are actively occupied by businesses or residences, or are otherwise being used by the property owners, additional redevelopment and/or financial obstacles may exist. However, as stated previously, this does not eliminate these properties for consideration.

5. **Proposed Next Steps**

Proposed next steps include a meeting with the Advisory Board, which includes Darby Borough, Delaware County officials, PADEP, and community group members. As directed by the PADEP, AECOM will not be presenting the finalized End-of-Project Report.

Based on the information reviewed during the Brownfields inventory evaluation, it is recommended that a Phase I Environmental Site Assessment (Phase I ESA) per the ASTM Standard (**ASTM E1527 - 13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process**) be performed for each property of interest prior to considering any future use or development. This will provide a baseline to determine if further environmental investigations, such as lead-based paint and/or asbestos testing, as well as soil and/or groundwater sampling are needed. As part of the Phase I ESA, a file review at the regional PADEP office located in Norristown, Pennsylvania may be warranted to determine if there is additional information for applicable locations. Additionally, the Darby Borough should apply for Site Assessment Grants using this inventory as a guide for determining which sites may be appropriate for Brownfield redevelopment. A brief description of the EPA Site Assessment Grant, as well as other initial phase grant or financial support opportunities available through the EPA or Pennsylvania, are listed below. Please note that the list below may not encompass all potential grant or financial support...
opportunities available. In addition, specific requirements must be met for each grant opportunity listed below. Please visit the EPA Brownfields website for further details on grants offered through the EPA.

1. **EPA Assessment Grants** – These grants provide funding for grant recipients to inventory, characterize, assess, conduct a range of planning activities, and develop site-specific cleanup plans, and community outreach. These include:
   a. **Community-wide Assessment Grants** – This grant is used when a specific site is not identified, and the applicant plans to spend grant funding on more than one (1) Brownfield site in the community. Up to $300,000 may be requested to assess contaminated sites.
   b. **Site-Specific Assessment Grant** – This grant is used when a specific site is identified, and all grant funds are expected to be spent on one (1) site. Up to $200,000 may be requested to assess a contaminated site. A waiver of the $200,000 limit may be sought, with a request for funding up to $350,000 based on anticipated level of contamination, size, or site ownership status.
   c. **Assessment Coalition Grants** – These grants are designed for one (1) “lead” entity to partner with two (2) or more eligible entities that have limited capacity to manage their own EPA cooperative agreement. Up to $600,000 may be requested to assess contaminated sites.

2. **EPA Multipurpose (MP) Grants** – These grants provide funding to conduct a range of eligible assessment and cleanup activities in a proposed target area. Up to $800,000 may be requested. However, the Grant applicant must own the site for which the grant applies.

3. **Pennsylvania Department of Community and Economic Development Industrial Site Reuse Program (ISRP) Grants** – The ISRP grant provides funding to perform environmental site assessments and remediation work at former industrial sites. This program includes funding for Phase I, Phase II, and Phase III environmental assessments, as well as funding for the remediation of hazardous substances. Up to $200,000 may be requested for environmental assessments, and up to $1,000,000 may be requested for remediation. For more information, visit the ISRP website.

6. **Contact Information**

For questions, please contact the following:

Lisa Strobridge, P.G. – Regional Environmental Coordinator  
PADEP Southeast Regional Office  
Phone: 1 (484) 250-5796  
Email: Lstrobridg@pa.gov

Kim Hoover – Grant Assistance  
PADEP Central Office  
Phone: 1 (717) 787-8623  
Email: Khoover@pa.gov

C. David Brown, P.G. – Regional Environmental Manager  
Southeast Regional Office  
Phone: 1 (484) 250-2792  
Email: Cdbrown@pa.gov

Anne Stauffer – Senior Planner  
Delaware County Planning Department  
Phone: 1 (610) 891-4910  
Email: StaufferA@co.delaware.pa.us

Justin Dula – Regional Environmental Justice Coordinator  
PADEP Southeast Regional Office  
Phone: 1 (484) 250-5820  
Email: Jdula@pa.gov

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We appreciate the opportunity to be of service to the PADEP on this project. Please feel free to call the undersigned at (410) 379-6842 or (717) 790-3443 to discuss any aspect of this work.

Sincerely,
AECOM Technical Services, Inc.

Emily Lillis
Project Geologist II
Email: Emily.Lillis@aecom.com

Laura R. Cohen, P.G.
Project Manager
Email: Laura.Cohen@aecom.com

Raymond Orloski
Program Manager
E: Raymond.Orloski@aecom.com

enclosures: enclosures
cc: Lisa Strobridge – Department (w/attachments)
    Alex Govelovich – Department (w/attachments)

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References


Delaware County Planning Department, Sanborn Maps for the Borough of Darby, Pennsylvania for the years 1925, 1940, 1941, 1948, 1955. Sanborn Maps - Google My Maps. Maps obtained and reviewed by the Delaware County Planning Department.


Attachment 1
<table>
<thead>
<tr>
<th>Site Number</th>
<th>Site Name</th>
<th>Street Name</th>
<th>Address</th>
<th>City</th>
<th>Zip</th>
<th>Environmental Risk</th>
<th>Notes</th>
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<td>1</td>
<td>Commercial</td>
<td>39.9172541 -75.2541413</td>
<td>422 Main St.</td>
<td>14000032100</td>
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<td>Moderate environmental risk - Site is a commercial center that has been abandoned and later redeveloped as a residential area.</td>
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<td>39.9172541 -75.2541413</td>
<td>1006 Summit St.</td>
<td>14000032900</td>
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<td>Favorable for economic development - Located in the Central Business District, not in a flood zone, and there is an existing structure.</td>
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<td>3</td>
<td>Commercial</td>
<td>39.9172541 -75.2541413</td>
<td>71-77 Chester Pike</td>
<td>14000032100</td>
<td></td>
<td>Moderate environmental risk - No documented environmental conditions, but there is a potential for environmental impacts due to historic property use.</td>
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<tr>
<td>4</td>
<td>Commercial</td>
<td>39.9172541 -75.2541413</td>
<td>6 Chester Pike</td>
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<td>Favorable for economic development - Located in the Central Business District, not in a flood zone, and there is an existing structure.</td>
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<tr>
<td>5</td>
<td>Commercial</td>
<td>39.9172541 -75.2541413</td>
<td>1501 Quarry St.</td>
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<td>Favorable for economic development - Located in the Central Business District, not in a flood zone, and there is an existing structure.</td>
<td></td>
</tr>
<tr>
<td>Site Number</td>
<td>Initial Assessment Date</td>
<td>Floodplain</td>
<td>DE County Zoning</td>
<td>DE County Zoning District</td>
<td>Owner</td>
<td>Environmental and Site Characteristics</td>
<td>Notes</td>
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<tr>
<td>21</td>
<td>1</td>
<td>NF</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>Moderate to Low Risk. Area of minimal flood hazard: 0.2% Annual Chance Flood Hazard, Areas of 1% annual change of flood with average depth less than 1 foot or with drainage areas of less than 1 square mile.</td>
<td>Moderate environmental risk - No documented environmental conditions, but there is a potential for environmental impacts due to historic property use.</td>
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<tr>
<td>22</td>
<td>3</td>
<td>NF</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>High Risk. Base Flood Elevations Determined.</td>
<td>Moderate environmental risk - No documented environmental conditions, but there is a potential for environmental impacts due to historic property use.</td>
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<td>23</td>
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<td>NF</td>
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<td>N/A</td>
<td>N/A</td>
<td>Not in a Flood Zone</td>
<td>Moderate environmental risk - No documented environmental conditions, but there is a potential for environmental impacts due to historic property use.</td>
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<td>24</td>
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<td>NF</td>
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<td>Moderate to Low Risk. Area of minimal flood hazard: 0.2% Annual Chance Flood Hazard, Areas of 1% annual change of flood with average depth less than 1 foot or with drainage areas of less than 1 square mile.</td>
<td>Moderate environmental risk - No documented environmental conditions, but there is a potential for environmental impacts due to historic property use.</td>
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<tr>
<td>25</td>
<td>2</td>
<td>NF</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>Complete Report submitted for Background/SHS in 6/2012, approved 8/2012.</td>
<td>Moderate environmental risk - No documented environmental conditions, but there is a potential for environmental impacts due to historic property use.</td>
</tr>
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Attachment 2
## Darby Borough Assessment Grant Project

### Table: Brownfield Properties Inventory

<table>
<thead>
<tr>
<th>PF ID</th>
<th>UST ID</th>
<th>DE</th>
<th>PADEP</th>
<th>NIR</th>
<th>SHS</th>
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<td>Included in the Potential Brownfield Properties Inventory List</td>
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<tr>
<td></td>
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<td></td>
<td>Residential property, no known or historical potential for contamination, or otherwise not designated a brownfield.</td>
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<td></td>
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<td></td>
<td>Currently occupied as residence and home-operated business. No documented or historical potential environmental concern.</td>
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<td></td>
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<td></td>
<td>Cleanup under Act 2 SHS. No additional documented releases or environmental concern.</td>
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<th>UST ID</th>
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<th>PADEP</th>
<th>NIR</th>
<th>SHS</th>
<th>Notes:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Cleanup under Act 2 SHS. No additional documented releases or environmental concern.</td>
</tr>
</tbody>
</table>

### Legend

- **Residential**
- **Other**
- **Environmental Contamination**
- **Environmental Health Concern**
- **Environmental Risk**
- **Government**
- **Healthcare**
- **Community Services**
- **Commercial**
- **Industrial**
- **Other**
- **Academia**

### References

- [Smith, L.], *Governmental Role in Brownfield Redevelopment*. The Brownfield, 2012.
- [Brownfield, C.], *Community Services in Brownfield Redevelopment*. The Brownfield, 2013.