

USEPA Brownfield Assessment Grant Accomplishment & Accountability Report

SEPTEMBER 30, 2022



Dauphin County
PENNSYLVANIA



PREPARED BY
Michael Baker
INTERNATIONAL

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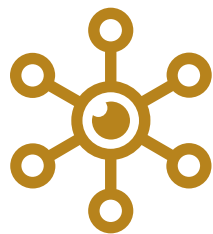
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Introduction to the USEPA Brownfield Program

Introduction to the USEPA
Brownfield Program


Summary of DCRA's Assessment Grant

Introduction to the USEPA Brownfield Program


Since its inception in 1995, U.S. Environmental Protection Agency's (USEPA) Brownfields and Land Revitalization Program has grown into a proven, results-oriented program that has changed the way communities address and manage contaminated property. The program is designed to empower states, tribes, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields.


Beginning in the mid-1990s, EPA provided small amounts of seed money to local governments that launched hundreds of two-year Brownfields pilot projects and developed guidance and tools to help states, communities and other stakeholders in the cleanup and redevelopment of brownfields sites.


EPA's Brownfields Program provides grants and technical assistance to communities, states, tribes and others to assess, safely clean up and sustainably reuse contaminated properties. Brownfield grants continue to serve as the foundation of EPA's Brownfields Program. These grants support revitalization efforts by funding environmental assessment, cleanup, and job training activities.


 **Brownfields Assessment Grants** provide funding for brownfield inventories, planning, environmental assessments, and community outreach.

 **Brownfields Revolving Loan Fund (RLF) Grants** provide funding to capitalize loans that are used to clean up brownfield sites.

 **Brownfields Cleanup Grants** provide funding to carry out cleanup activities at brownfield sites owned by the applicant.

 **Multipurpose (MP) Grants** provide funding to conduct a range of eligible assessment and cleanup activities at one or more brownfield sites in a target area.

 **Job Training (JT) Grants** provide environmental training for residents impacted by brownfield sites in their communities.

 **Technical Assistance, Training, and Research Grants** provide funding to organizations to conduct research and to provide training and technical assistance to communities to help address their brownfields challenges.

 **State and Tribal Response Program Grants** provide non-competitive funding to establish or enhance State and Tribal Brownfields response programs.

The Brownfields Program tracks the many accomplishments leveraged by the program’s investments in our nation’s communities. In addition to improvements to the environment, EPA also tracks the economic impacts achieved in the communities where brownfield dollars are invested. Through fiscal year 2021, on average, \$20.43 was leveraged for each EPA Brownfields dollar and 10.3 jobs were leveraged per \$100,000 of EPA brownfields funds expended on assessment, cleanup, and revolving loan fund cooperative agreements. The outcomes and benefits of EPA brownfields funding, since program inception, are shown in the table below. Leveraged outcomes and benefits are tracked by type of Brownfields grant, including Assessment, Cleanup, and Revolving Loan Fund grants.

Summary of Brownfields Program Accomplishment as of August 2022

Performance Measure	FY2022 Targets	FY2022 Accomplishments	Cumulative Program Accomplishments
Properties Assessed	1,400	1,471	35,411
Properties Cleaned Up	140	153	2,399
Jobs Leveraged	7,000	13,053	192,827
Dollars Leveraged	\$1.3 BN	\$1.68 BN	\$36.23 BN
Properties Made Ready for Reuse	684	584	9,824
Acres Made Ready for Anticipated Reuse	NA	5,476	147,193

<https://www.epa.gov/brownfields/brownfields-program-accomplishments-and-benefits>



Summary of DCRA's Assessment Grant

In 2019, the U.S. Environmental Protection Agency (US EPA) has awarded the Dauphin County Redevelopment Authority (DCRA) a Brownfield Assessment Grant in the sum of \$300,000 to support redevelopment of brownfields impacted by hazardous substances and petroleum. This was the second EPA Assessment received by DCRA and was intended to build on the work completed under their first award in 2016.

Located in South Central Pennsylvania, Dauphin County is home to the state capital, 40 individual municipalities, and a historic industrial base of steel making, iron foundries, and coal. Dauphin County is a region with a mix of rural and urban areas that has seen the loss of major industry and manufacturing in the last two decades, and has suffered with the declining impacts of our industries, as traditional employers have scaled back production or have shuttered and diminished completely in recent years.

Brownfield's Assessment monies from both the 2016 and 2019 awards were used to address the overwhelming need for a stable source of low-income housing, coupled with access to basic services and job opportunities within the community via walking or public transportation. DCRA's goals for utilization of the brownfield funds were to support brownfield revitalization and economic development efforts, which are focused on three interrelated goals: (1) generating re-usable land to support new affordable housing opportunities; (2) preventing further erosion of the tax base and loss of jobs by removal of blighting influences and other commercial/manufacturing uses that can enhance the County's tax base and vibrancy; and (3) addressing environmental concerns stimulating economic development in such a way that the property values of adjacent residential or commercial development are raised in the process.

With the 2019 award, DCRA looked to build on the investments of the 2016 award to further advance specific sites towards productive reuse. Two examples of that strategy include:

- Reuse planning at the former Harrisburg State Hospital property where 2016 brownfield funds were used for environmental site assessments; and
- Phase 2 Environmental Site Assessment, Hazardous Materials Survey and Reuse Planning at the former Lykens School where 2016 funds had been used to begin site assessment work.



Reuse planning at the former Harrisburg State Hospital property where 2016 brownfield funds were used for environmental site assessments; and the parcel subdivision process.

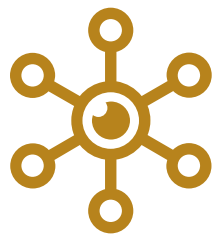


Phase 2 Environmental Site Assessment, Hazardous Materials Survey and Reuse Planning at the former Lykens School where 2016 funds had been used to begin site assessment work.

New projects were undertaken with the 2019 award to support evolving economic development opportunities in Dauphin County and to assist municipalities that would otherwise not have resources to address brownfield properties. This Accomplishment & Accountability Report has been commissioned to serve as a Community Outreach tool to highlight the investments that the Dauphin County Commissioners and DCRA have made in brownfield redevelopment. The following chapters of this report are each dedicated to demonstrating the effective use of the grant funds:

Work Order 1	Cooperative Agreement Oversight and Community Outreach
Work Order 2	Reuse Plan for the former Harrisburg State Hospital Site
Work Order 3	Former Lykens School: Phase 2 and UST Removal
Work Order 4	Lykens School Site Reuse Plan
Work Order 5	EPA Phase I Environmental Site Assessment 1203 S. 13th Street and 2701 & 2723 Herr Street
Work Order 6	Herr Street Hazardous Material Investigation
Work Order 7	Fire Station Phase I ESA in Lower Swatara
Work Order 8	Remedial Planning Services at 2701 & 2723 Herr St
Work Order 9	EPA Brownfield Assessment Grant Accomplishment & Accountability Report
Work Order 10	Phase 1 Environmental Site Assessment to support Habitat for Humanity project





Work Order 1

Cooperative Agreement Oversight and Community Outreach

Cooperative Agreement Oversight
Community Outreach
EPA Outputs and Outcomes
Budget

Work Order 1

Cooperative Agreement Oversight and Community Outreach

WORK SCOPE TASK 1: COOPERATIVE AGREEMENT OVERSIGHT

Dauphin County Redevelopment Authority (DCRA) is responsible for providing overall project management for the grant's Cooperative Agreement with USEPA, including reporting and contractor management. Michael Baker International (Michael Baker) was selected as the lead consultant to assist DCRA with all federally-required reporting including updates to USEPA's Assessment, Cleanup, and Redevelopment Exchange System (ACRES), quarterly update reporting, annual reports and Disadvantaged Business Utilization reports, monthly status reports to the DCRA Board and final grant closeout reports.

Under this task, Michael Baker is also tasked with vetting eligible projects and submitting Property Approval Questionnaires (PAQ) to USEPA for approval prior to utilization of any grant funds. The PAQ process assures that funds are not used inappropriately and that the most benefit is gained when expending grant funds.

WORKPLAN TASK 2: COMMUNITY OUTREACH

EPA expects robust stakeholder and community outreach to occur throughout the utilization of the brownfields funding. Unfortunately, the initiation of this grant occurred at the height of the COVID pandemic. As such, traditional, large public meetings were not possible. DCRA and Michael Baker adapted by incorporating virtual meetings, hybrid meeting and electronic deliverables throughout the grant period to accomplish the Community Outreach goals. Examples of specific outreach efforts are discussed within the chapter for each work order.



EPA OUTPUTS AND OUTCOMES:

EPA evaluates successful grant utilization through two metrics – Outputs and Outcomes. Outputs are tangible deliverables such as studies, reports, reuse plans or presentations. Outcomes are the impacts, improvements or benefits that resulted from the investment of EPA Brownfields funding. Outcomes can be measured numerically in such things as additional funding leveraged; acres cleaned up and redeveloped; or jobs created. Outcomes can also be measured in less tangible ways such as assistance to rural or environmental justice communities.

Task 1 Outputs:

- Quarterly Reports in ACRES (12 over the grant period)
- Annual and DBE Utilization Reports (3 each during the grant period)
- Property Approval Questionnaires (6 during the grant period)

Task 1 Outcomes:

- 100% Compliance with federal reporting requirements
- Effective utilization of grant funds in both rural and Environmental Justice communities across Dauphin County including completion of 2 reuse plans, 4 Phase 1 ESAs, 1 Phase 2 ESAs, 2 Hazardous Material Surveys and 1 remedial plan

Task 2 Outputs:

- Meetings with Dauphin County Commissioners and public participants
- Monthly Status Reports to DCRA Board (36 over the grant period)
- Public Meetings for specific projects (see each chapter)
- Stakeholder and Community Outreach for HSH (Harrisburg State Hospital)
- Published and posted Reuse Plan for HSH
- Outreach to Property Owners and Developers

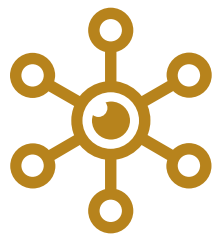
Task 2 Outcomes:

- Consistent engagement of Dauphin County and DCRA leadership
- Meaningful participation of community stakeholders for each site
- Involvement of property owners and developers for reuse planning

BUDGET:

The budget for this work order was allocated evenly from both the Hazardous Waste funds and the Petroleum Substances funds. Approximately \$1,000 per month was allocated to this work order for the duration of the 36 month grant period.





Work Order 2

Reuse Plan for the former Harrisburg State Hospital Site

- Work Scope
- Why the Work was Being Done
- Public Engagement
- Conclusions and Recommendations
- EPA Outputs and Outcomes
- Next Steps
- Budget

Work Order 2

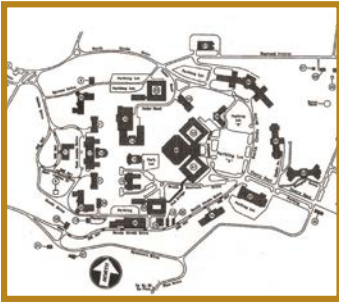
Reuse Plan for the former Harrisburg State Hospital Site

WORK SCOPE:

The former Harrisburg State Hospital property is one Dauphin County's highest priority sites. Funds from DCRA's 2016 EPA Assessment grant were utilized to conduct Phase 1 and 2 Environmental Site Assessments at the four lots proposed for sale by the Commonwealth of Pennsylvania. The Reuse Plan Scope of Work was built on information gained under the 2016 EPA Assessment grant and was developed based on Michael Baker's experience with reuse planning at other former state hospital properties.



Reuse Plan Scope of Work



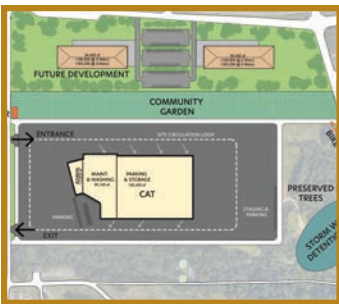
Pre-Task – Ad-Hoc Steering Committee Organization

Facilitate organization of a 10–15-member ad-hoc Steering Committee to include key community representatives and stakeholders. The Steering Committee will serve in an advisory role throughout the master planning process.



Task 2 – Visioning and Design Workshop

Conduct a two-day visioning and design workshop for the Steering Committee, stakeholders, and the public. The workshop will be used to facilitate an interactive public engagement process focusing on future land use and transportation, resource preservation, pedestrian and bicycle networks, development and redevelopment opportunities, parks and recreation, etc. Michael Baker’s Urban Design Studio team will facilitate the workshop to create on-the-fly urban design color illustrations that visually conceptualize inputs and ideas received during the workshop.



Task 3 – Concept Plan Development

Develop a preferred concept plan to provide a recommended urban design approach for each property and to inform design guidelines that could be further developed and incorporated into future zoning and/or land development policies and into developer RFPs.



Task 4 – Supporting Infrastructure Plan Development

Michael Baker will identify the necessary infrastructure improvements to support the Task 3 concept plans. These improvements may include recommended physical upgrades to both municipal and state-owned roadways, bicycle and pedestrian trail networks, parks and recreation amenities, public utilities, stormwater management, wayfinding signage, parking facilities, street lighting, etc. Planning-level cost estimates will also be developed for each of the proposed infrastructure improvements and will be used to support future capital planning and budgeting.



Task 5 – Master Plan and Implementation Strategy

Michael Baker will culminate the previous task deliverables into a written and graphically illustrated draft master plan which will outline the vision and goals for the properties and establish the recommended future land use, zoning, transportation, and infrastructure improvements. The master plan document will include a detailed implementation strategy outlining specific recommendations, costs, timeframes for completion, funding opportunities, and key partners. The Master Plan will be prepared in a manner conducive for marketing to potential developers for each parcel/project.

FISCAL IMPACT ANALYSIS
 Table 12 Fiscal Impact of All Four Lots at Build-Out (All Jurisdictions)

Real Estate Tax	LOT 13	LOT 14	LOT 15	LOT 16	TOTAL
Assessment Value (\$10000)	\$280,000	\$400,700	\$20,300	\$73,900	\$774,900
COMBINED MILLAGE	78.0386				
Annual Real Estate Tax Revenues	\$10,079.61	\$4,421,975.10	\$479,540.00	\$1,388,707.00	\$6,310,291.71
Real Estate Transfer Tax	\$10,079.61	\$1,440.00	\$600.00	\$1,040.00	\$13,159.61
Act 311 Earned Income					
Income of OIG Residents	\$23,680,000	\$10,320,000	\$0	\$3,420,000	\$37,420,000
Employment Income (Non-OIG Residents)	\$81,447,287	\$38,408,392	\$3,194,700	\$30,000,000	\$153,050,379
Resident rate: 1.000%	\$23,680.00	\$10,320.00	\$0	\$3,420.00	\$37,420.00
Hotel Tax (Construction)	\$204,688				\$204,688
Non-Resident Rate: 1.000%	\$23,680.00	\$10,320.00	\$0	\$3,420.00	\$37,420.00
Lot Services					
OIG Residential Population	1,243	402	-	200	1,845
Lot Per Resident	\$400	\$28,400	\$0	\$17,100	\$65,500
Lot Per Resident	\$0.00	\$6,213	\$2,000	\$0	\$978
Per Capita					
Suburbans Taxable	\$5.00	\$6,213	\$2,000	\$0	\$978
Suburbans School District	\$0.00	\$6,213	\$2,000	\$0	\$978
Suburbans Tax	\$5.00	\$6,213	\$2,000	\$0	\$978
Employment Tax					
OIG Employment	844	1,264	205	424	2,737

Task 6 – Financial Analysis

Task 6.1 – Probable Cost Estimates - Estimates the cost for developing each lot including infrastructure and vertical

Task 6.2 – Conceptual Pro Forma - Estimates the financial return on investment for the proposed development project for each lot

Task 6.3 – Fiscal Impact - Estimates increase in the tax base based on the proposed development by lot and Economic Impact - Estimates construction and permanent jobs





WHY THE WORK WAS BEING DONE:

At the time of this Work Order, DCRA had executed an Agreement of Sale with the Commonwealth to take ownership of the four lots and to undertake redevelopment of those parcels. DCRA initiated the Reuse Planning Study under its 2019 EPA Assessment grant as part of its commitment to market the site for redevelopment.

The DCRA Reuse Planning Study for the Former Harrisburg State Hospital (DCRA Reuse Planning Study), as a plan for redevelopment, provides DCRA with the following:

- Updated Market Analysis
- Vision for Redevelopment
- Preferred Development Alternative by Lot
- Financial Pro Forma Analysis by Lot
- Public Infrastructure Improvements Plan

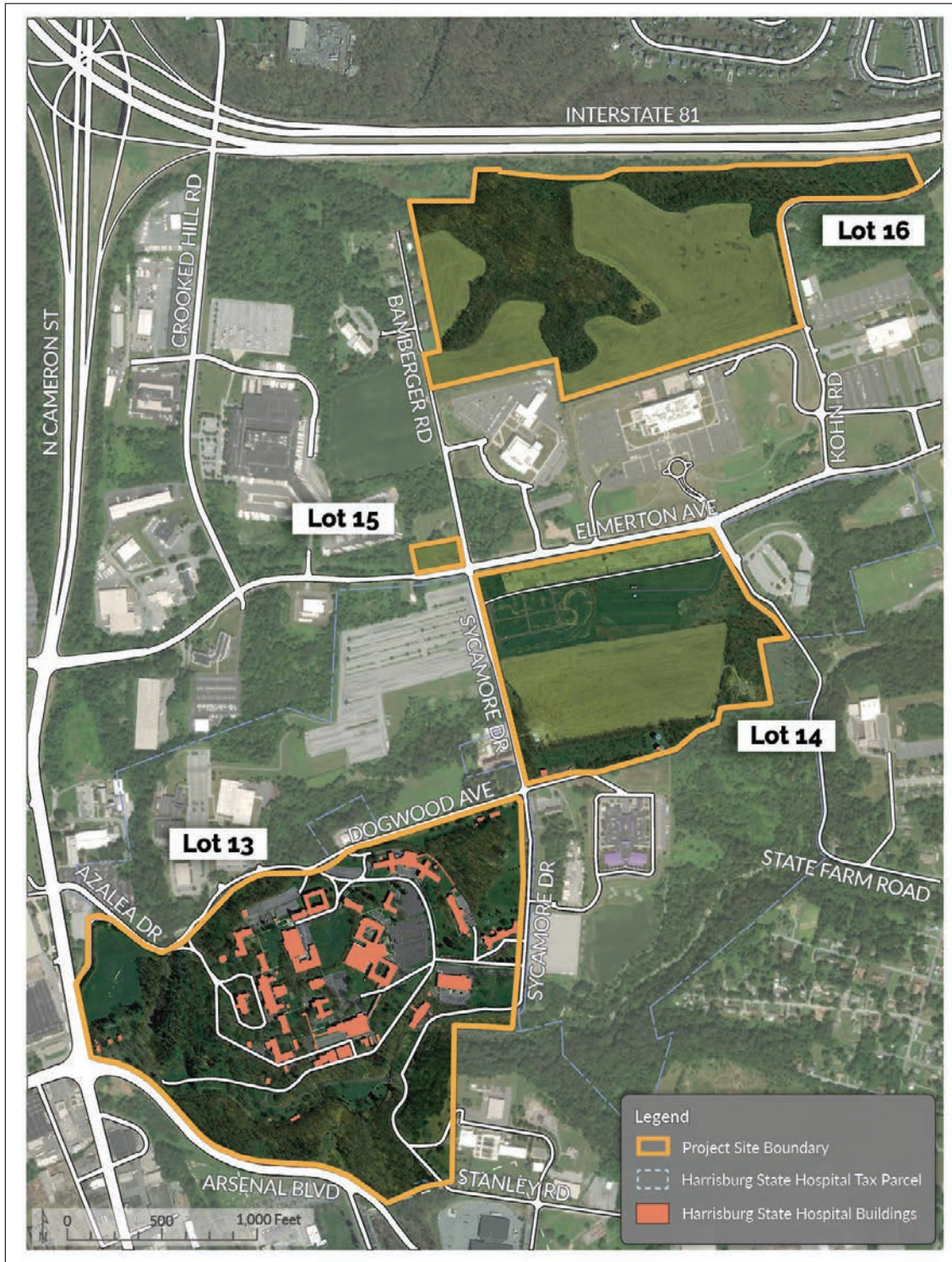
The study also provides DCRA with implementation steps to successfully market and sell each of the four lots in accordance with the preferred development alternative by lot.

The intent of the Reuse Plan was to :

- support the planned conveyance of the property to DCRA;
- identify highest and best uses for redevelopment of the individual parcels;
- garner additional community input and support for redevelopment;
- assure that reuse of the property aligns with local and regional planning initiatives;
- incorporate environmental conditions into aspects of site design;
- generate developer interest in the property; and
- maximize return on investment, job creation and community revitalization for Dauphin County, the Commonwealth and the surrounding communities.

Project Overview:

When Act 100 of 2014 was passed by the Pennsylvania General Assembly and signed into law, DGS was provided the legal authority to begin the disposition, or sale, process for the Commonwealth-owned site. The property, inclusive of four lots, is often referred to as the DGS Annex property and encompasses 295 acres.



DGS Annex Property



STAKEHOLDERS

Susquehanna Township
Dauphin County
Tri-County Regional Planning Commission
Harrisburg Regional Chamber
Susquehanna Township School District
Capital Region Water
PennDOT
Pennsylvania Department of Environmental Protection
CBRE Group, Inc.
Alpha Consulting Engineers
Traffic Planning and Design
McNees Wallace & Nurick
Snyder, Secary & Associates, LLC
Harrisburg Young Professionals

PUBLIC ENGAGEMENT:

Stakeholder engagement was a critical component of this study and was conducted during multiple phases of the development process. During the initial phase, one-on-one interviews were conducted with a wide array of local and regional stakeholders including governmental and other public agencies, real estate brokers, and area businesses. These interviews were utilized to update the market study with local context and knowledge not always available through baseline analysis.

In addition to the interviews, the DCRA Reuse Planning Study included an upfront visioning process with stakeholders. Finally, ongoing meetings and work sessions with the Project Partners occurred regularly during study development.

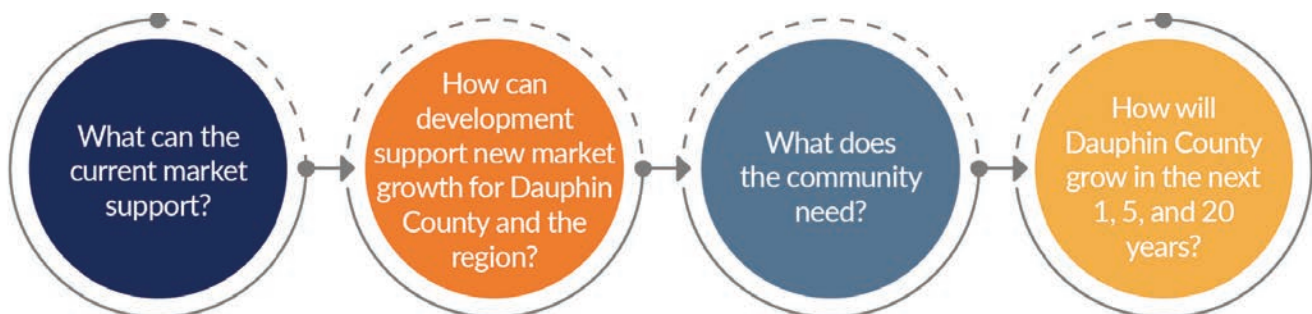
Through all stakeholder engagement the following topics were addressed:

- Visioning for site reuse and community needs
- Constraints limiting potential redevelopment
- Types of marketable end uses
- Incompatible land uses
- Real estate trends

The DGS Annex Property's reuse potential was explored during a two-day visioning workshop that engaged stakeholders in a facilitated design charrette process. An array of public and private sector stakeholders were invited to join and discuss ideas for the four lots and test alternate visions and uses for future development.

The workshop was held on September 1-2, 2020 as a hybrid event that allowed in-person and online attendance.

To initiate the visioning process, workshop facilitators asked stakeholders to think about their goals for each lot and consider the following questions:



Take aways from the Stakeholder Outreach were:

- Transportation access is a challenge.
- Environmental conditions could be turned into assets.
- There is substantial history on Lot 13 – both good and bad.
- District identity - differing conditions and distance between each of the four lots means that development will be experienced as a series of districts.



- Specific Reuse Ideas for each of the four lots were formulated.

CONCLUSIONS AND RECOMMENDATIONS:

The Reuse Plan included specific recommendations to guide each step of the redevelopment process. Pre-Acquisition Recommendations were developed to guide DCRA in preparing to secure both private investment and public funding; to provide Susquehanna Township with information to address rezoning needs; to identify subdivision and infrastructure needs; and to develop a multi-year implementation plan for redevelopment.

It is recognized that a redevelopment of this magnitude will likely occur over several years or decades and will typically be accomplished in a phased approach. The Reuse Plan lays out a strategy for setting up each phase and for pursuing funding for each phase of redevelopment. The strategy would start with the most marketable parcels and garner income for investment in redevelopment of more challenging parcels. The Reuse Plan included specific recommendations on positioning for public funding and identification of potential funding sources for each type of implementation project.



EPA OUTPUTS AND OUTCOMES:

Outputs (deliverables):

Site Reuse Plan distributed in both hardcopy format and posted on the DCRA website at:

https://www.dauphincounty.org/government/departments/community_and_economic_development/redevelopment_authority.php

The Reuse Plan was very robust in detail and included Concept Designs for each parcel and a financial proforma for each reuse scenario. A Resource Roadmap and Implementation Recommendations were also part of the final deliverable.

Outcomes:

Public and Stakeholder feedback was incorporated into a desired vision for the redevelopment of this high profile property in Susquehanna Township, Dauphin County. Local, County, and State support was garnered for investment in the redevelopment effort. A comprehensive summary of existing conditions is available for potential developers. As the site is currently zoned Institutional, the Reuse Plan may inform potential zoning districts to be undertaken by Susquehanna Township in the future that would facilitate redevelopment of the site. Needed infrastructure improvements, including roadway, trails and stormwater management were identified as part of the reuse plan.

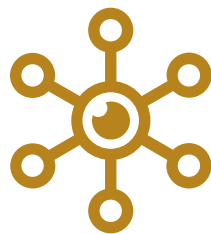
NEXT STEPS:

Throughout the DGS Annex Property reuse planning process, redevelopment of the DGS Annex Property was described as a “once in a lifetime” opportunity for the region. The potential to generate new tax revenue, create new jobs, establish exceptional recreation amenities, and build a live-work-play community is well-supported by this study. The community must be patient and recognize that redevelopment of a site of this size will happen in phases and will likely take a decade or more to complete.

As a potential future property owner, DCRA will have significant roles to play in establishing a favorable development atmosphere, managing community expectations, serving as a funding conduit, and robustly championing the success of the redevelopment effort. Implementation of the recommendations proposed in this Reuse Planning Study can begin now and set the stage for realizing the highest levels of success for redevelopment of the DGS Annex Property.

BUDGET:

The total budget for the Reuse Plan for the Former Harrisburg State Hospital property was \$164,594 and was allocated from Hazardous Substances funding.



Work Order 3

Former Lykens School: Phase 2 and UST Removal

- Work Scope
- Why the Work was Being Done
- Public Engagement
- Conclusions and Recommendations
- EPA Outputs and Outcomes
- Next Steps
- Budget

Work Order 3

Former Lykens School: Phase 2 and UST Removal

WORK SCOPE:

DCRA utilized funding from their 2016 EPA Assessment grant to conduct a Phase 1 ESA at this former school property in Lykens Borough in northern, rural Dauphin County. The Phase 1 ESA recommendations included additional sampling to confirm whether or not an on-site underground storage tank (UST) had leaked and contaminated the property. Removal of the UST was necessary to complete the sampling and confirmation of site conditions.

WHY THE WORK WAS BEING DONE: facilitate transaction, reuse plan, etc.

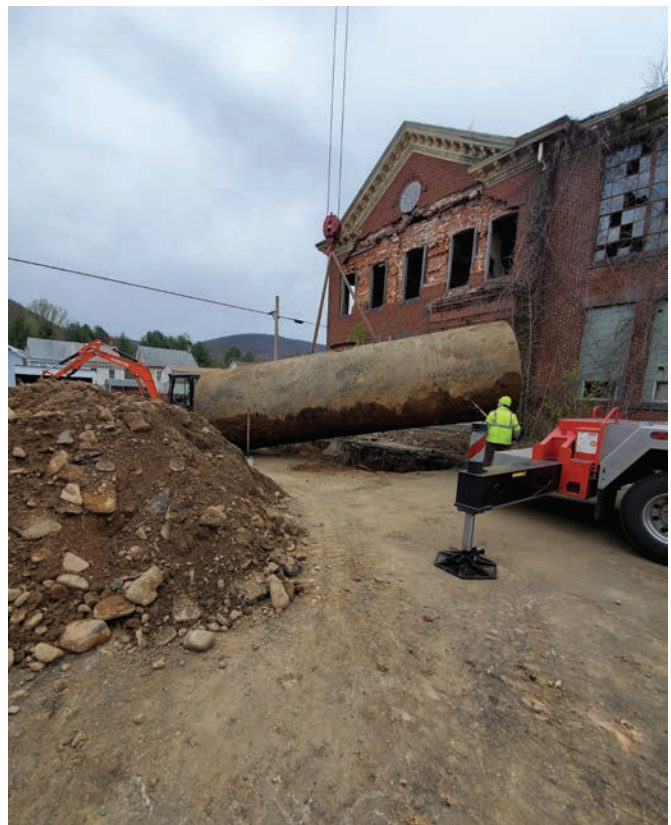
The former Lykens School site is a desirable site for redevelopment into much needed new housing stock in this rural Borough. The site was a neighborhood blight concern with residents complaining for years about the safety issues and the eye sore that the building had become. DCRA is working with the Borough and local developers to facilitate this project.

PUBLIC ENGAGEMENT:

There was no public engagement necessary during this part of the project. Please see Work Order 4 for details on public engagement on the reuse planning.



Excavating the UST



Lifting UST out of excavation



Excavation Area



Clean 2B stone for backfill

CONCLUSIONS AND RECOMMENDATIONS:

After completion of the scope of work, a UST Closure Report was filed with Pennsylvania Department of Environmental Protection (PADEP) and a conclusion of “No Further Action” was determined.

EPA OUTPUTS AND OUTCOMES:

Outputs (deliverables):

A tank closure report was filed in accordance with PADEP requirements.

Outcomes:

This additional sampling confirmed the lack of contamination at the property and facilitated the planned demolition of the old school building. Investment of EPA funds leveraged demolition funding from Dauphin County. The removal of the UST from the former Lykens School site was finalized through a submitted to the PADEP which confirmed that there were no longer any obvious signs of contamination at the site. Removal of the UST eliminated potential environmental hazards and liabilities to support redevelopment of the site.

NEXT STEPS:

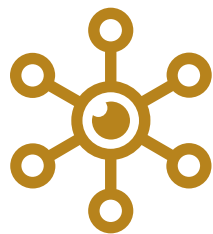
Once the site conditions were confirmed, DCRA authorized a site reuse plan to determine the types of housing the community desired and the capacity of the site to accommodate that. See Work Order 4 for a summary of those efforts.

BUDGET:

The proposed budget for this project was \$34,355 and was allocated from the Petroleum budget category. After completing the excavation, treatment, testing, and refilling of the site, only \$20,612.73 was spent during the process. This left \$13,722.73 unused funds available for other projects.



**Completed
backfilled site**



Work Order 4

Lykens School Site Reuse Plan

Work Scope
Why the Work was Being Done
Public Engagement
EPA Outputs and Outcomes
Next Steps
Budget

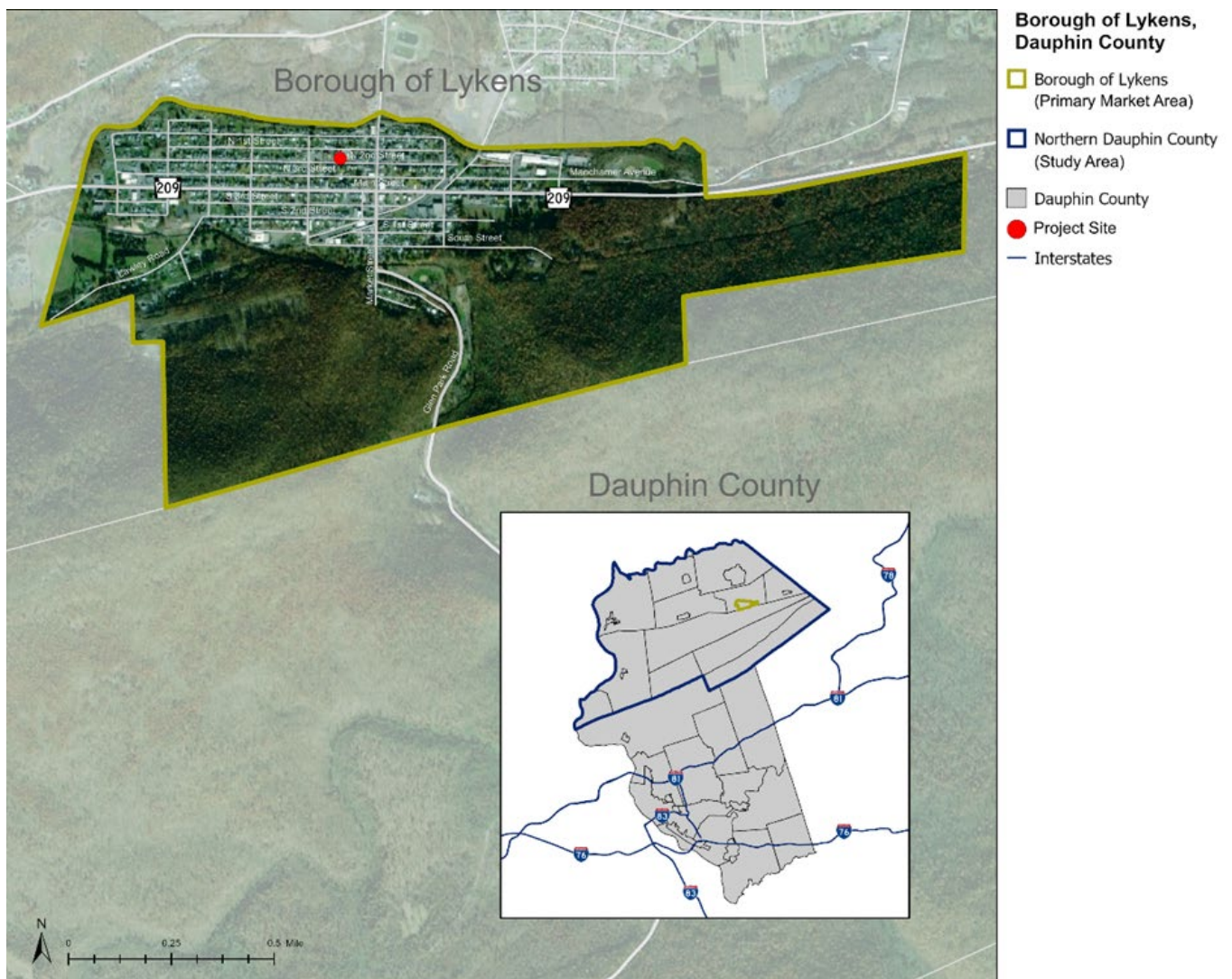
Work Order 4

Lykens School Site Reuse Plan

WORK SCOPE:

Michael Baker International was commissioned by Dauphin County Redevelopment Authority to prepare a Reuse Planning Study for the former Lykens Public School Property at 539 N. 2nd Street in Lykens, Pa. Michael Baker conducted a real estate market assessment to determine the feasible reuse potential of the former Lykens School property. The real estate market assessment used secondary data research to evaluate local and regional market conditions and trends and was supplemented through telephone interviews with real estate experts and borough officials.

A land use requirements analysis was also conducted to evaluate the current site conditions of the former Lykens School Property and assess the Borough's land use and development requirements under its Zoning and Subdivision and Land Development ordinances.



Based on the above analyses, Michael Baker’s Urban Design Study was engaged to prepare conceptual design illustrations of the permitted single-family and two-family residential use types and number of units of each type that could be placed on the residual 0.62-acre Lykens School property.

The draft sketch plan and design illustrations will be presented to DCRA staff for review and comment. The revised sketch plan and design illustrations will then be communicated and reviewed with Lykens Borough staff and appropriate Dauphin County Planning Commission to receive their non-binding comments for DCRA’s consideration. The concept plans will also be used by DCRA to communicate the reuse strategy to Lykens Borough Council and market the property to perspective third party developers.



**4 Single-Family Semi-Attached at 40'
1 Two-Family Detached at 50'**



**4 Single-Family Semi-Attached at 40'
1 Single-Family Detached at 50'**



4 Single-Family Detached at 55'



4 Two-Family Detached at 55'



8 Single-Family Attached at 24'

WHY THE WORK WAS BEING DONE:

The Reuse Planning Study serves as the Authority's due diligence and the information will be used to market the property and its reuse potential to interested third party developers. The Authority intends to subdivide and sell a portion of the property to a private developer for its residential use development as permitted by the Borough's Zoning Ordinance. The residual portion of the parent tract will be conveyed to the neighboring property owned by the United Methodist Church.

PUBLIC ENGAGEMENT:

To gain a better understanding of the Borough's housing market, one-on-one telephone interviews were conducted with the Borough and Re/Max 1st Advantage, a local realtor. Key interview findings are outlined below:

- Overall, the Borough has older housing stock and renovated homes are in limited supply. For this reason, renovated homes in the Borough sell more quickly, with days on the market ranging approximately from 15-30 days.
- Market rate townhouses with a homeowner association (HOA) are a missing housing product in the Borough and school district and would likely attract demand. Ranch homes are also limited but popular.
- Buyers typically prefer three bedrooms, two baths. Generally, a competitive price point for a remodeled or newer home in the Borough is \$150,000.
- Vacancy in the Borough may be high due to:
 - High cost of flood insurance for homes within the floodplain.
 - Higher rates or perceived high rates of drug use and crime compared to neighboring communities.
 - The recent relocation of a major employer, Alfa Laval, in 2019.

CONCLUSIONS & RECOMMENDATIONS:

The Reuse Study confirmed what types of housing was needed and desired in Lykens Borough. The Market Study supports the economic feasibility of the redevelopment plan.

EPA OUTPUTS AND OUTCOMES:

Outputs (deliverables):

A site Reuse Plan that included site concept design options; a market feasibility analysis and results of stakeholder and community outreach.

Outcomes:

DCRA and Lykens Borough leadership have worked together to first prepare this site for redevelopment and now attract private investment into this small rural Borough of Dauphin County. A developer has now been engaged to potentially build residential housing on the site. The planning also facilitated allowing the church to acquire a small part of the parcel to allow them to install an elevator. They could not safely do this when the site still had the old school on it.

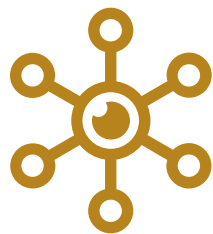
NEXT STEPS:

DCRA and Lykens Borough are working with a developer now to secure tax credits for the housing project and to move forward with development.

BUDGET:

The budget for WO4 was \$19,977 allocated from the Petroleum Substances budget. The project was completed for \$18,152 leaving \$1,825 for other projects.





Work Order 5

EPA Phase I Environmental Site Assessment: 1203 S. 13th Street and 2701 & 2723 Herr Street

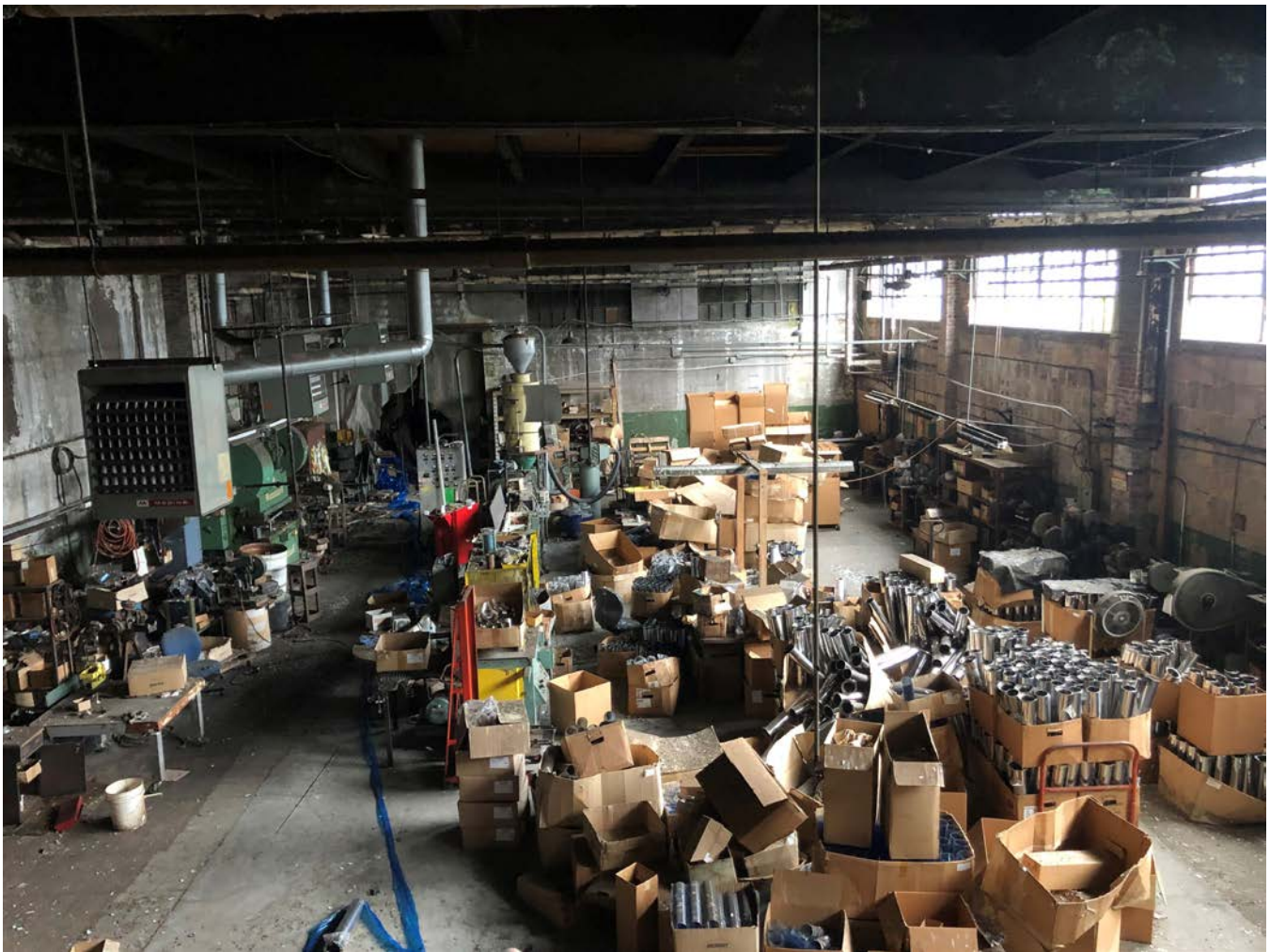
Work Scope
Why the Work was Being Done
Public Engagement
Conclusions and Recommendations
EPA Outputs and Outcomes
Next Steps
Budget

Work Order 5

EPA Phase I Environmental Site Assessment: 1203 S. 13th Street and 2701 & 2723 Herr Street

WORK SCOPE:

Michael Baker International was commissioned DCRA to perform a Phase I Environmental Site Assessment (ESA) of one parcel which is located at 1203 S. 13th St. The work is being done under a United States Environmental Protection Agency (USEPA) Brownfields Assessment Grant. The parcel is 1.44 acres. The ESA was conducted in accordance with ASTM E1527-13 Standard Practice for Environmental Site Assessments, the USEPA AAI, and with generally accepted professional practices, principles, and procedures existing at the time of the preparation of the report.



Michael Baker International was also commissioned by DCRA to perform a Phase I Environmental Site Assessment (ESA) of two parcels which are located at 2701 Herr Street and 2723 Herr Street. The work is being done under a United States Environmental Protection Agency (USEPA) Brownfields Assessment Grant. The parcels are 0.55 and 0.08 acres. The ESA was conducted in accordance with ASTM E1527-13 Standard Practice for Environmental Site Assessments, the USEPA, AAI, and with generally accepted professional practices, principles, and procedures existing at the time of the preparation of this report.



WHY THE WORK WAS BEING DONE:

In both cases, the Phase 1 ESAs were commissioned to facilitate real estate transactions that would result in redevelopment of brownfield parcels in the City of Harrisburg. The 1203 S. 13st site is currently owned by the Harrisburg Housing Authority. The Housing Authority is partnering with a local developer possibly build 50 units of affordable housing, a priority for both the City of Harrisburg and for Dauphin County. The housing project is a \$13M project.

The 2701 & 2723 Herr Street parcels were both used for light industrial purposes which ceased in 2018. The buildings are in poor condition and have not been maintained since the occupants vacated. DCRA is assisting a local developer who intends to demolish the existing structures and create new commercial space in the City.

PUBLIC ENGAGEMENT:

During both Phase 1 ESA efforts, interviews were conducted with property owners, local officials and neighboring uses. Results of the interviews are included in the Phase 1 ESA Final Reports.

CONCLUSIONS AND RECOMMENDATIONS:

A geophysical survey was recommended at 1203 S. 13th Street to determine the presence or absence of a rumored debris field that could impact construction of new structures. A Hazardous Materials Survey was recommended at the Herr Street parcel due to the suspicion of Asbestos Containing Materials (ACM). Any ACM would have to be abated prior to demolition of that structure.

EPA OUTPUTS AND OUTCOMES:

Outputs (deliverables):

Phase 1 ESA reports including findings and recommendations for next steps.

Outcomes:

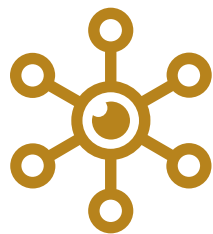
Potential development of each parcel is now more well informed. Additional work needed has been identified. The Dauphin County Land Bank will be closing with a developer by the end of the year and demolition of the existing structures will begin soon as well.

NEXT STEPS:

The Phase 1 ESA reports were provided to DCRA and to the property owners or developer. No “next steps” are anticipated under this grant for the 1203 S. 13th Street parcel. Additional assessment and remedial planning were conducted under this grant for the Herr Street parcels. Please see Work Orders 6 and 8 for details on these efforts.

BUDGET:

The proposed budget for this project was \$8,000 and was allocated from the Hazardous Substance budget category. Only \$6,986.82 was spent during the process, leaving \$1,013.18 of unused funds available for other projects.



Work Order 6

Herr Street Hazardous Material Investigation

- Work Scope
- Why the Work was Being Done
- Public Engagement
- Conclusions and Recommendations
- EPA Outputs and Outcomes
- Next Steps
- Budget



Work Order 6

Herr Street Hazardous Material Investigation

WORK SCOPE:

DCRA requested Michael Baker to conduct an asbestos, lead paint and hazardous material investigation survey to prepare for any demolition and subsequent redevelopment. The survey was performed to locate and sample the suspected regulated materials. Michael Baker surveyed the buildings and documented the findings for managing the suspected asbestos and lead paint waste streams and other hazardous materials. Upon completion of the survey, Michael Baker prepared a detailed report addressing the findings of the asbestos, lead paint, and hazardous material investigation survey.

WHY THE WORK WAS BEING DONE: facilitate transaction, reuse plan, etc.

The Hazardous Material Survey was being performed to advance demolition activities at the property located at 2701 & 2723 Herr Street, Harrisburg, Pennsylvania 17103. This public investment will support a private sector development in Penbrook Borough.

PUBLIC ENGAGEMENT:

There was no public engagement required for this project.

CONCLUSIONS AND RECOMMENDATIONS:

The laboratory analyses of the material samples indicated that eleven of the sampled materials contained asbestos by weight and/or In accordance with USEPA National Emissions Standards for Hazardous Air Pollutants (NESHAP) regulations. All painted materials at the buildings should be identified as lead-containing paint based on the age of the building.



EPA OUTPUTS AND OUTCOMES:

Outputs (deliverables):

Hazardous Materials Survey Report and test results.

Outcomes:

A well-informed Demolition Plan can now be developed to facilitate a safe and environmentally-responsible demolition of the existing building structures. Demolition is anticipated to begin by the end of 2022.

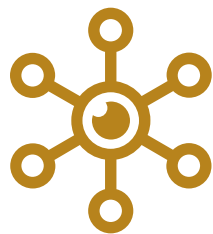


NEXT STEPS:

Due to the proposed demolition project, all the ACM that will be impacted or distributed should be properly removed and disposed of by an asbestos abatement firm licensed by the state of Pa. Abatement plans should be designed in accordance with USEPA and other federal, state, and local regulations and using appropriate guidelines. While there is no abatement of paint planned, the Demolition Contractor should be aware of the LCP during demolition so proper worker safety procedures are in place.

BUDGET:

The proposed budget for this project was \$11,400 allocated out of the Hazardous Materials budget category. Only \$6,481.26 was spent during the process, leaving \$4,918.74 of unused funds available for other projects.



Work Order 7

Fire Station Phase I ESA in Lower Swatara

Work Scope

Why the Work was Being Done

Public Engagement

Conclusions and Recommendations

EPA Outputs and Outcomes

Next Steps

Budget

Work Order 7

Fire Station Phase I ESA in Lower Swatara

WORK SCOPE:

The Dauphin County Redevelopment Authority commissioned Michael Baker to perform a Phase I Environmental Site Assessment (ESA) at the request of Lower Swatara Township. The Phase 1 was conducted at the three parcels detailed in the below table, hereafter known as the Subject Parcels or Site, in Lower Swatara Township, Dauphin County. Together, these parcels cover approximately 5.6 acres and include three enclosed structures.



Parcel #	Address	Owner
36-009-023	800 Oberlin Road, Middletown, PA 17057	Lower Swatara Voting House



Parcel #	Address	Owner
36-009-036	800 Oberlin Road, Middletown, PA 17057	Lower Swatara Township



Parcel #	Address	Owner
36-009-024	Oberlin Road, Middletown, PA 17057	Lower Swatara Volunteer Fire Dept.

The Phase I ESA was conducted in accordance with the United States Environmental Protection Agency (USEPA), All Appropriate Inquiries (AAI), and American Society for Testing and Materials (ASTM) E1527-13 Standard Practice for Environmental Site Assessments. Michael Baker conducted a records review by ordering a report from Environmental Data Resources, Inc. (EDR) for the Subject Parcels. Resources provided by EDR included historical aerial photographs, city directories, insurance maps, historical and current topographical maps, and soil maps. Additionally, the Phase I ESA included a review of PA Department of Environmental Protection (PA DEP) regulatory files from the regional office. Michael Baker also conducted a comprehensive on-site inspection of the property to document the current conditions through detailed field notes and photographs, which was then used to identify the presence of Recognized Environmental Conditions (RECs) associated with the property. Interviews were conducted with current and past property owners when available, Site users, the municipality, and/or the local fire department to obtain knowledge regarding previous and/or current environmental conditions related to the property or surrounding properties.

The Phase I ESA report includes:

- Documentation of records reviewed
- Observations made during Site reconnaissance
- Results of interviews conducted
- Documentation/description of Recognized Environmental Conditions (RECs)
- Identification of potential data gaps remaining and how they may relate to potential environmental contamination
- Conclusions and recommendations; and
- Professional opinion on the need for a Phase II investigation, geophysical surveys, geo-probe boring or test pits to investigate potential tanks or buried debris; and
- Potential worker exposure during excavation for the proposed new building



WHY THE WORK WAS BEING DONE:

The Phase 1 ESA was requested by Lower Swatara Township in order to provide them with information necessary to plan for an expansion of township facilities at the site and to inform a potential roadway expansion in the area.

PUBLIC ENGAGEMENT:

During the site reconnaissance on April 1, 2022, several Lower Swatara Township personnel were present for a stakeholder interview. Previous Fire Chief, John Rubinic, and the current Commissioner Christopher DeHart were consulted during this ESA as were several adjacent property owners. Michael Baker held a meeting with Lower Swatara Township represents to review the findings and recommendations.

CONCLUSIONS AND RECOMMENDATIONS:

During the site reconnaissance on April 1, 2022, several Lower Swatara Township personnel were present for a stakeholder interview. Previous Fire Chief, John Rubinic, and the current Commissioner Christopher DeHart were consulted during this ESA as were several adjacent property owners. MBI held a meeting with Lower Swatara Township represents to review the findings and recommendations.

Michael Baker performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-21 for parcel numbers 36-009-023, 36-009-024, and 36-009-036 in Lower Swatara Township, Dauphin County, Pa. The assessment revealed the following RECs in connection with the Subject Property:

Fill Material of Unknown Origin: Indications of unknown fill are present throughout much of the Subject Property. The underlying soil is likely a highly variable mixture of natural soil, artificially placed fill, and miscellaneous materials from dumped waste.

Fuel Oil Underground Storage Tank (UST): Anecdotal evidence from a past Fire Chief and the presence of a UST fill pipe on the Subject Property indicate that there is a fuel oil UST located on-site. The condition and volume of the tank is unknown. It is unknown if the UST ever leaked. If a leak occurred, it could result in vapor intrusion of petroleum related compounds.

Historical Use of the Subject Property: Oil staining and diesel spill inside the old firehouse are examples of chemicals potentially released to the floor drain.



Other Concerns:

While not considered RECs, the following other concerns were identified that should be considered prior to future construction or renovations.

- Litter and construction debris located throughout the Subject Property. This is considered a de minimis condition.
- Elevated radon is present in about a third of structures in the County.
- Due to the age of the buildings, an asbestos containing materials may be present within building structures.
- Due to the age of the buildings, painted surfaces may contain lead and/or other heavy metals.

EPA OUTPUTS AND OUTCOMES:

Outputs (deliverables):

Phase 1 Report, Presentation to Lower Swatara Township on report findings and recommendations for next steps.



Outcomes:

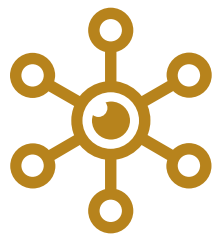
Lower Swatara now has baseline information for planning expansion of their municipal facilities and possible roadway extension. The Township also has information necessary to pursue additional funding assistance when necessary to support their redevelopment plans.

NEXT STEPS

Based on the findings summarized in Section 6.1 Conclusions, the Phase 1 offered recommendations for addressing the identified RECs including additional investigation. Many of the next action items could be addressed under future EPA Assessment grants or other available funding sources.

BUDGET:

The proposed budget for this project was \$10,000. The project was completed underbudget at \$9,388.44. The remaining \$611.56 was re-allocated to other projects.



Work Order 8

Remedial Planning Services at 2701 & 2723 Herr St

- Work Scope
- Why the Work was Being Done
- Public Engagement
- Conclusions and Recommendations
- EPA Outputs and Outcomes
- Next Steps
- Budget

Work Order 8

Remedial Planning Services at 2701 & 2723 Herr St

WORK SCOPE:

Michael Baker International provided remedial planning services to facilitate environmental work that must be performed prior to demolition activities at the properties located at 2701 & 2723 Herr Street Harrisburg, Pennsylvania 17103. The remedial planning included developed abatement specifications and bid documents for the removal of the identified asbestos-containing material (ACM) within the building. The specifications included description of the identified ACM, material location(s), quantification of each material, lab report, site plan(s) and/or drawings. Michael Baker produced a straight-forward set of documents, including a narrative describing the goals and intent of the work to be done, as well as a set of standardized specifications detailing the major work items and payment.

During the asbestos abatement testing process, Michael Baker also provided on-site project monitoring, air sampling, inspections, and final clearances during the abatement activities at the Site in accordance with all applicable local and state regulations. Michael Baker arranged for a qualified and experienced hazardous material supervisor to inspect the Site, and, who provided a documented record that showed that proper procedures were followed during the removal resulting in reduced risk to future users after the abatement. Michael Baker also utilized an Environmental Protection Agency (EPA) and Asbestos Hazard Emergency Response Act (AHERA) certified Asbestos Contractor to supervise the project. Upon completion of the abatement project, Michael Baker prepared and submitted a Project Completion Report to document the project.





WHY THE WORK WAS BEING DONE: facilitate transaction, reuse plan, etc.

Asbestos abatement operations to be performed prior to the demolition activities at the property located at 2701 & 2723 Herr Street, Harrisburg, Pennsylvania 17103. The project proposes redevelopment of the Site for continued light industrial or other type of mixed use. DCRA is supporting the project by providing environmental site assistance at the property through their United States Environmental Protection Agency (USEPA) Brownfield Assessment grant.

PUBLIC ENGAGEMENT:

There was no public engagement required for this project.

CONCLUSIONS AND RECOMMENDATIONS:

There are no further recommendations for work at this site under this grant.

EPA OUTPUTS AND OUTCOMES:

Outputs (deliverables):

Michael Baker produced a straight-forward set of documents, including a narrative describing the goals and intent of the work to be done, as well as a set of standardized specifications detailing the major work items and payment. Upon completion of the abatement project, Michael Baker prepared and submitted a Project Completion Report to document the project.

Outcomes:

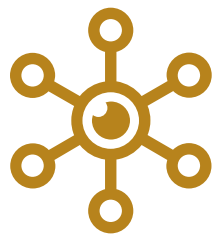
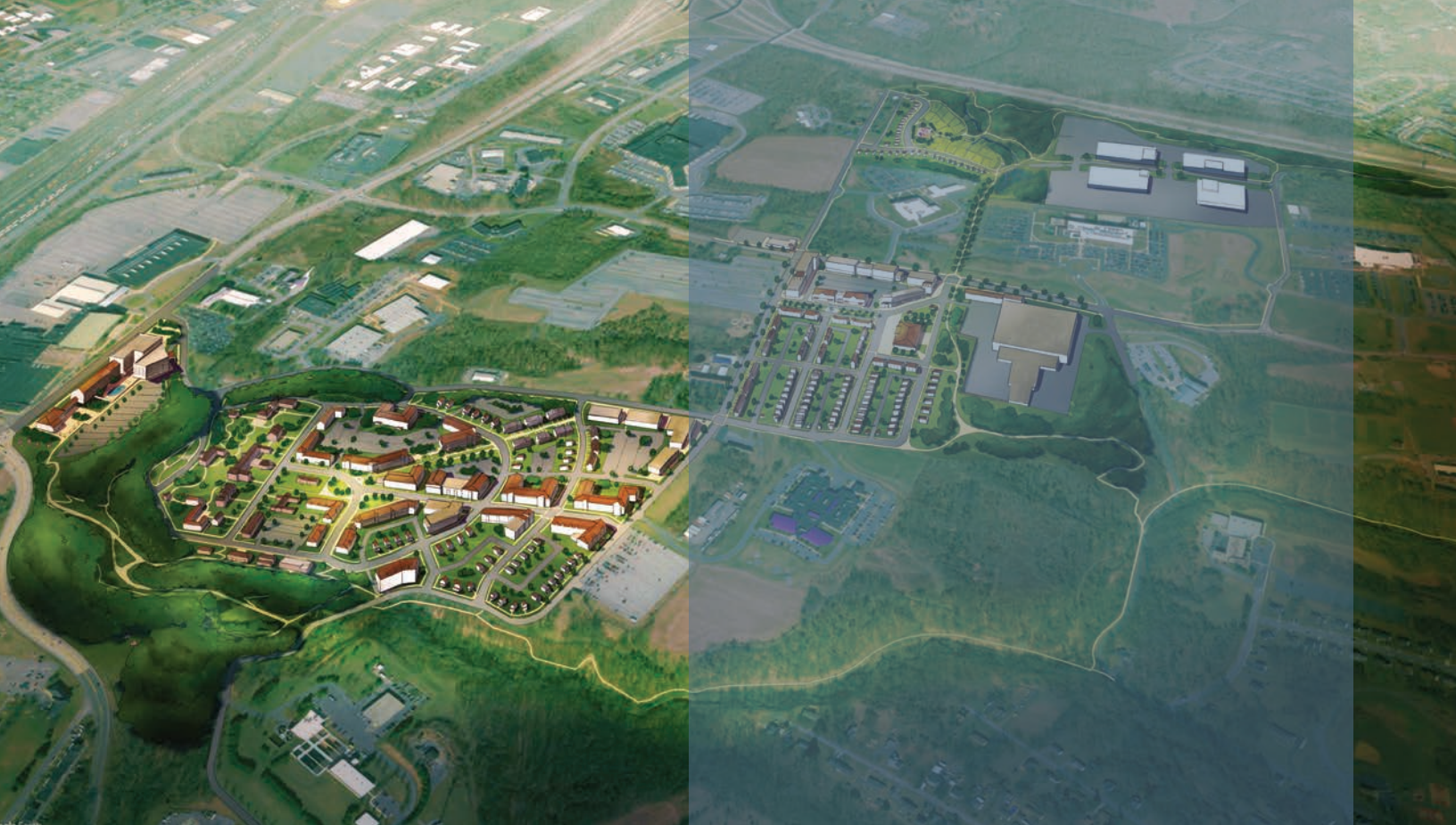
A well-informed Demolition Plan was developed, and a qualified contractor will be procured to facilitate a safe and environmentally-responsible demolition of the existing building structures. Asbestos abatement will occur in accordance with environmental regulations.

NEXT STEPS:

Due to the proposed demolition project, all the ACM that will be impacted or distributed will be properly removed and disposed of by an asbestos abatement firm licensed by the state of Pa. Abatement plans will be designed in accordance with USEPA and other federal, state, and local regulations and using appropriate guidelines. While there is no abatement of paint planned, the Demolition Contractor will be aware of the LCP during demolition so proper worker safety procedures are in place.

BUDGET:

The proposed budget for this project was \$10,000 allocated out of the Hazardous Materials budget category. Only \$9,407 was spent, leaving \$593 of unused funds available for other projects.



Work Order 9 EPA Brownfield Assessment Grant: Accomplishment & Accountability Report

- Work Scope
- Why the Work was Being Done
- Public Engagement
- Conclusions and Recommendations
- EPA Outputs and Outcomes
- Next Steps
- Budget

Work Order 9

EPA Brownfield Assessment Grant: Accomplishment & Accountability Report

WORK SCOPE:

The Accomplishment & Accountability Report (A&A Report) introduced the EPA Brownfield Assessment grant and described the types of activities that the grant can pay for and EPA’s expectations for utilization. After laying the foundation, the A&A Report highlighted each project by:



summarizing the grant funding utilized by site and type of activities conducted at each site;



highlighting community and stakeholder engagement activities;



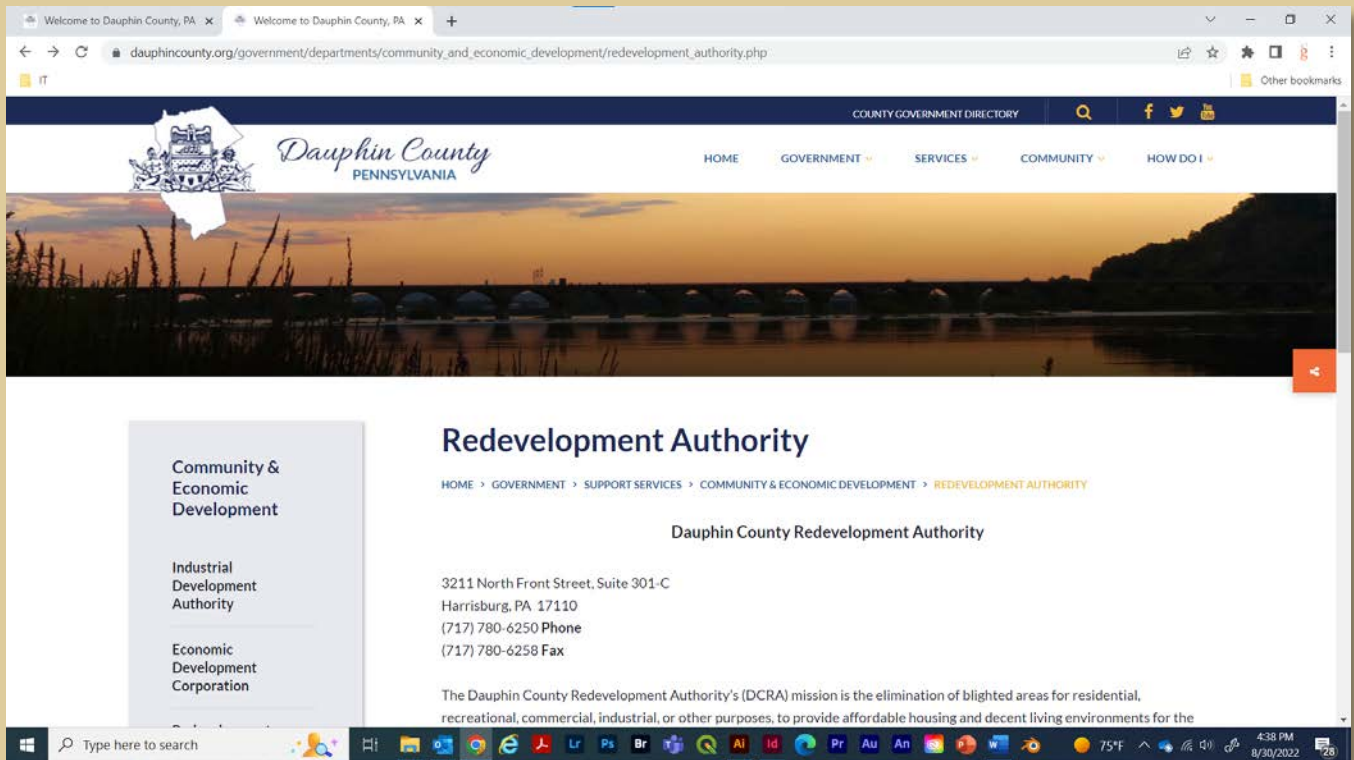
identifying the Outputs (deliverables) and Outcomes (i.e., cleanup, redevelopment, community engagement, leveraging of additional funding) of the EPA-funded activities; and



describe any “next steps” that will be occurring at each site as the result of the EPA investment.

WHY THE WORK WAS BEING DONE: facilitate transaction, reuse plan, etc.

An EPA-required “grant close-out” report is generally expected to summarize all activities performed the grant period and how the grant budget was utilized. The Accomplishment & Accountability Report is designed to provide a more robust “grant close-out” than EPA typically receives in order to better highlight the value that EPA’s Brownfield dollars yield in communities that have a huge need for that investment. Very often, it is the EPA Brownfield investment that starts the momentum moving forward on redevelopment, community revitalization and economic development.



PUBLIC ENGAGEMENT:

In addition to meeting the requirements of an EPA close-out report, the Accomplishment & Accountability Report will serve as a final public outreach avenue by having the report posted to the DCRA website. The A&A Report will highlight where investment happened across Dauphin County and how that investment is leading to bigger and better things! DCRA hosted several EPA Region 3 staff in the summer of 2022 to present tangible examples the importance and impacts of EPA's investments in Dauphin County brownfields. Job creation, increased tax revenue generation, new housing opportunities and overall community revitalization is happening in both urban and rural areas of Dauphin County as a result of EPA's investment and DCRA's effective utilization of the brownfield funds.

CONCLUSIONS AND RECOMMENDATIONS:

As this A&A Report highlights, DCRA continued to build on investments from their previous EPA Assessment while adding new communities for assistance under this new grant. Effective utilization of the grant funds was accomplished through active and diligent management of the projects and reallocation of underutilized funds. As presented in the Outputs and Outcomes below, DCRA was able

to provide multiple Environmental Site Assessments and significant Reuse Planning under this grant. The recommendation is that DCRA continue its pursuit of EPA Brownfields funding in order to build on their accomplishments to date.

EPA OUTPUTS AND OUTCOMES:

Outputs (deliverables):

- Quarterly Reports and ACRES updates submitted 100% on time
- Annual and MBE/WBE Reports submitted 100% on time
- Monthly Status Reports submitted 100% on time
- Extensive Property Reuse Plan at the multi-parcel former Harrisburg State Hospital site
- Detailed Market Study and Reuse Plan at the former Lykens School
- 4 Phase 1 Environmental Site Assessments
- 1 Phase 2 Environmental Site Assessment/UST Removal
- 1 Hazard Materials Survey
- 1 Remedial Plan
- 1 Accomplishment & Accountability Close-out Report for Public Outreach and EPA reporting purposes

Outcomes:

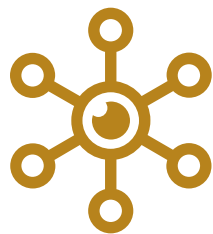
- Effective grant utilization
- Investment in both urban and rural communities in Dauphin County
- Leveraging of local funding for demolition
- Private investment in redevelopment of brownfields sites
- Engagement of community stakeholders

NEXT STEPS:

After effective utilization of two EPA Brownfield Assessment grants, DCRA will pursue additional EPA Brownfield funding to continue their good service to the residents and communities of Dauphin County.

BUDGET:

The professional services identified in the proposal were estimated not to exceed a lump sum of \$14,000. The project utilized the remaining unallocated funding in both the Hazardous and Petroleum Contractual Budget categories.



Work Order 10

Phase I ESA on Jefferson Street, Harrisburg

- Work Scope
- Why the Work was Being Done
- Public Engagement
- Conclusions and Recommendations
- EPA Outputs and Outcomes
- Next Steps
- Budget

Work Order 10

Phase I ESA on Jefferson Street, Harrisburg

WORK SCOPE:

The Dauphin County Redevelopment Authority commissioned Michael Baker to perform a Phase I Environmental Site Assessment (ESA) to support a property donation to Habitat for Humanity in the City of Harrisburg. The Phase 1 was conducted at four parcels along Jefferson Street, Harrisburg, PA 17110 Together, these parcels cover less than 1 acre and are currently vacant and in a residential neighborhood.

The Phase I ESA was conducted in accordance with the United States Environmental Protection Agency (USEPA) All Appropriate Inquiries (AAI) and American Society for Testing and Materials (ASTM) E1527-13 Standard Practice for Environmental Site Assessments. MBI conducted a records review by ordering a report from Environmental Data Resources, Inc. (EDR) for the Subject Parcels. Resources provided by EDR included historical aerial photographs, city directories, insurance maps, historical and current topographical maps, and soil maps. Additionally, the Phase I ESA included a review of PA Department of Environmental Protection (PA DEP) regulatory files from the regional office. Michael Baker also conducted a comprehensive on-site inspection of the property to document the current conditions through detailed field notes and photographs, which was then used to identify the presence of recognized environmental conditions (RECs) associated with the property. Interviews were conducted with current and past property owners when available, Site users, the municipality, and/or the local fire department to obtain knowledge regarding previous and/or current environmental conditions related to the property or surrounding properties.

The Phase I ESA report includes:

- Documentation of records reviewed.
- Observations made during Site reconnaissance.
- Results of interviews conducted.
- Documentation/description of Recognized Environmental Conditions (RECs).
- Identification of potential data gaps remaining and how they may relate to potential environmental contamination.
- Conclusions and recommendations; and
- Professional opinion on the need for a Phase II investigation, geophysical surveys, geo-probe boring or test pits to investigate potential tanks or buried debris: and
- Potential worker exposure during excavation for the proposed new building.



WHY THE WORK WAS BEING DONE: facilitate transaction, reuse plan, etc.

The Phase 1 ESA was requested by DCRA to support a property donation to Habitat for Humanity in the City of Harrisburg. The Phase 1 will serve as appropriate Due Diligence for the future property owner.

PUBLIC ENGAGEMENT:

During the site reconnaissance on August 31, 2022, interviews were conducted with the current property owner, an adjacent business owner, the Harrisburg Fire Chief and PA Department of Environmental Protection.

CONCLUSIONS AND RECOMMENDATIONS:

Based on Michael Baker’s historical and environmental records review, interviews, and visual observations made during the site reconnaissance, no RECs, CRECs, or BERs were identified in connection with the Subject Parcels. One HREC was identified in connection with the Subject Parcels:

- The Site may contain historic fill of unknown origin. The Site is underlain by urban soils according to the soils map developed by the United States Department of Agriculture (USDA) - Natural Resources Conservation Service (NRCS). According to the NRCS, urban soils can contain various forms of fill, including natural soil, construction debris, materials dredged from waterways, coal ash, municipal solid waste, or a combination of the above.
- As a result of visual observations and record reviews completed as part of this investigation, Michael Baker identified three de minimis conditions. The following items are considered to be de minimis conditions:



Litter and debris located on and around the Subject Parcels.



Current use of the east adjacent parcel for storing automobiles that pose the possibility of small releases of oil and gasoline.



The Site is located within a dense urban area. As such, there are numerous offsite properties storing, using, or transporting hazardous materials which may have undocumented releases.

Based on these findings, Michael Baker believes that no additional site investigations are warranted at this time. However, Michael Baker recommends the following regarding the identified HREC and de minimis conditions:

- Fill materials may be unearthed during construction activities. Site workers should be equipped with appropriate personal protective equipment (PPE) per Occupational Health and Safety Administration standards.
- There is a slight potential of encountering petroleum impacted soil and/or groundwater during planned excavation work, should any unknown offsite releases have migrated to the Subject Parcels. As such, it is recommended to monitor excavation for visual and olfactory indications of petroleum impacts during planned construction. If encountered, site workers should be advised of the location of the documented petroleum-release area. In the event petroleum constituents are identified, provide notification to the project team for guidance on further assessment.
- Litter and debris should be removed and disposed of in accordance with applicable federal, state, and local regulations.
- Although by definition this is not a REC or a de minimis condition, radon levels exceeding the US EPA limit were identified on surrounding properties. Radon was never tested on the Subject Parcels. It may be prudent to include a passive or active radon system into the design of any new structures that are intended for human occupancy.

EPA OUTPUTS AND OUTCOMES:

Outputs (deliverables):

Phase 1 Report

Outcomes:

The Phase 1 serves as appropriate Due Diligence for the potential property owner and serves the planned property donation to Habitat for Humanity.

NEXT STEPS:

There are no Next Steps recommended under this grant.

BUDGET:

The proposed budget for this project was \$4,000 and was allocated from both the Hazardous Materials and Petroleum budget categories.



“Let’s revamp a small town,
make good beer, and serve
the community.”

– **Mike VanGavree**

Rubber Soul co-owner
and Hummelstown resident



Dauphin County Redevelopment Authority

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