

**DELAWARE VALLEY REGIONAL PLANNING COMMISSION  
LAND USE AND HOUSING COMMITTEE MEETING HIGHLIGHTS  
October 4, 2007**

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A meeting of the DVRPC Land Use and Housing Committee (LUHC) was held on October 4, 2007, beginning at 10 a.m. The meeting focused specifically on the topic of brownfields redevelopment. Richard Bickel, the Director of DVRPC's Planning Division, welcomed the attendees and provided for introductions.

Mr. Bickel introduced the meeting's first speaker, Sara Beltz, DVRPC Regional Planner. Ms. Beltz discussed DVRPC's new brownfields initiative, which will build on the agency's ongoing efforts to promote community revitalization, infill development, smart growth, and environmentally sensitive planning practices throughout the Delaware Valley. As part of this new program, DVRPC will create a brownfields curriculum and lead training workshops for local government officials and developers; develop a brownfields resource guide with information about financing and technical assistance programs, as well as regional case studies and examples of best practices; update the agency's 2005 greyfields database to more accurately reflect current conditions in the region; and conduct a survey of local government officials, developers, property owners, and other stakeholders to determine what additional resources are needed to facilitate the cleanup and reuse of contaminated properties.

Mr. Bickel next introduced Mark Seltzer, Director of Business Leasing and Development, and Carmen Zappile, Senior Project Manager, both with the Philadelphia Industrial Development Corporation (PIDC), who spoke about the redevelopment of the Philadelphia Navy Yard. The Philadelphia Navy Yard is a 1,200-acre development located along seven miles of historic waterfront at the confluence of the Schuylkill and Delaware Rivers. Decommissioned by the Navy in 1996, redevelopment responsibility for the site was transferred to the PIDC. PIDC has developed a Master Plan offering a mix of uses, with up to 12 million square feet of capacity for historic renovations and build-to-suit opportunities. Over 200 historic structures are located on the site as well as significant green spaces, and the master plan includes a significant residential component (with up to 3,500 units) in addition to industrial, office and commercial uses.

Brownfield Action Team assistance from the Pennsylvania DEP and its designation in 2005 as a Keystone Innovation Zone (KIZ) helped speed environmental remediation and new job creation of the Navy Yard. The Yard is currently home to over 70 companies plus 3 navy units with a combined total of approximately 5.5 million square feet of occupied space (including the Navy's Ship Systems Engineering Station, which employs a significant number of research and development professionals). Over 7,000 employees currently work at the Yard, and at its completion up to 23,000 employees are expected to work on site.

The Meeting's next speaker was Charles Gallub, the Principal of Bellmawr Waterfront Development, LLC, who spoke about the redevelopment of three contiguous landfills in Camden County, New Jersey. Bellmawr Waterfront Development, LLC, together with the Borough of

Bellmawr, is closing, capping, and redeveloping these landfill sites, located in Bellmawr Borough and Deptford Township. The 60-acre environmentally-sound smart growth project is located along the Big Timber Creek. Currently in the environmental investigation phase, the project will be phased over ten years. Although findings from the investigation will determine the types of redevelopment that will be possible at the site, current plans call for transit-oriented development and waterfront open space and recreation.

Mr. Gallub's remarks focused on five key points that developers interested in redeveloping brownfields need to keep in mind: anticipation, adaptation, assimilation, communication, and consensus. Brownfields redevelopers need to be willing to take risks and adapt to the unknown; maintain strong communications with multiple players, including federal, state, and county agencies as well as municipal officials; and develop consensus between their own staffs, local boards, advocacy groups, and the general public. Mr. Gallub also suggested that developers consider transportation access at the outset, and discussed their work with NJDOT to plan and design the missing link between Route 42 and Interstate 295.

Mr. Bickel next introduced Jill Gaito (Pennsylvania DEP) and Ms. Colleen Kokas (New Jersey DEP). As Director of the Brownfields Action Team for Pennsylvania, Jill Gaito contributes to the development of new policies that remove barriers to and provide incentives for investment in Pennsylvania's brownfields properties. Ms. Gaito is an active leader in the Pennsylvania chapter of the National Brownfields Association and has published numerous articles on brownfields revitalization. Colleen Kokas serves on the NJ Brownfield Interagency Team, the Brownfield Task Force Policy and Legislative Subcommittee, and is NJDEP's representative for the Brownfield Reimbursement Program. She brings extensive experience in project management, financing, cleanup negotiations, litigation support, cost recovery and brownfield policy to effectuate brownfield redevelopment. Both speakers discussed their respective state's role in supporting brownfields redevelopment.

Patty Elkis, Associate Director of Comprehensive Planning at DVRPC, next briefed the Committee on the status of the development of the Commission's 2009 Work Program. The Fiscal Year 2009 Planning Work Program will incorporate the planning programs and support activities of DVRPC and its member governments within the nine-county DVRPC region for the period July 1, 2008 through June 30, 2009. The Work Program is developed annually by the DVRPC Board with its planning partners to reflect the region's short-range planning needs. The DVRPC Board discussed the FY 2009 work program at their September retreat, including consideration of several project ideas proposed by members of the LUHC. The FY 2009 work program will be structured similar to the format initiated in FY 2008, with individual projects organized into larger integrated program areas. The FY 2009 work program is currently being drafted, and is due to be adopted in January 2008.

The next meeting of the Land Use and Housing Committee will be in mid January, 2008. There being no further business, the meeting was adjourned at approximately 12:00 noon.