

11/11/03 - Superfund

***Redevelopment of the Publicker Industries Superfund Site
Philadelphia, Pennsylvania***

The nation's 500th construction completed Superfund site will soon become a productive part of a state-of-the-art \$250 million cargo handling facility along the Delaware River in Philadelphia. The site is currently used as a storage area for the Packer Avenue Marine Terminal, employing 25 to 30 people. Once the Terminal's expansion is completed, the former Publicker Industries site will increase the Port of Philadelphia's capacity by an estimated 80,000 containers per year and employ more than 400 people.



Publicker Industries distilled liquor and industrial alcohols on the 42-acre site from 1912 to 1985, but later rented some of its tanks to other companies for fuel oil storage as distillery production declined. Solid and liquid gas streams, highly reactive lab wastes, and gas cylinders combined to create a deadly fire threat, and PCBs, VOCs, heavy metals, and asbestos made the site one of the most serious uncontrolled hazardous waste sites in the region. After a 1987 multi-alarm fire, emergency removals began. The site was listed on the National Priorities List in 1989, and cleanup was completed in December 1997.

According to the Philadelphia Regional Port Authority, the Packer Avenue Marine Terminal is the port's "largest and most versatile facility" and the Publicker Industries site will help to make it even more so. In October 2002, the Terminal was chosen by the Department of Defense as a Strategic Military Point. Redevelopment plans for the site include a 1,200 foot pier, a container cargo dock, and the city's first dedicated passenger ship terminal. Plans are also in place to build refrigerated warehouses and other temperature-controlled facilities to handle perishable or fragile commodities. According to developer spokesman Leo Holt, "We see brownfields as greenfields."

Positive Economic and Fiscal Impacts

- Approximately 25-30 jobs on the site in its current capacity as a storage area for the marine terminal
- Over 400 on-site jobs upon implementation of the site's redevelopment plan
- Approximately \$1,000,000 in income from current on-site jobs
- Approximately 17,000,000 income from future on-site jobs based on 2002 wage estimates
- Almost \$4,000,000 in increased property value on the site between 1997 and 2003
- Over \$43,000,000 in increased property values within a quarter-mile of the site from 1997 to 2003
- Approximately \$1,200,000 in increased property tax revenue for the City of Philadelphia in 2003

Environmental and Social Benefits

- Increased capacity at the Port of Philadelphia
- Improved aesthetic value of the local landscape
- Protected human health and the environment by treating contaminated soil and groundwater and

removing asbestos-laden pipe insulation