

Kardon Park Redevelopment Project

Pennsylvania Brownfields Conference
October 1, 2008

Presenters:

Steve Sullins, *Manager*
Downingtown Borough

Sarah Peck, *Principal*
Progressive Housing Ventures, LLC



Site Facts

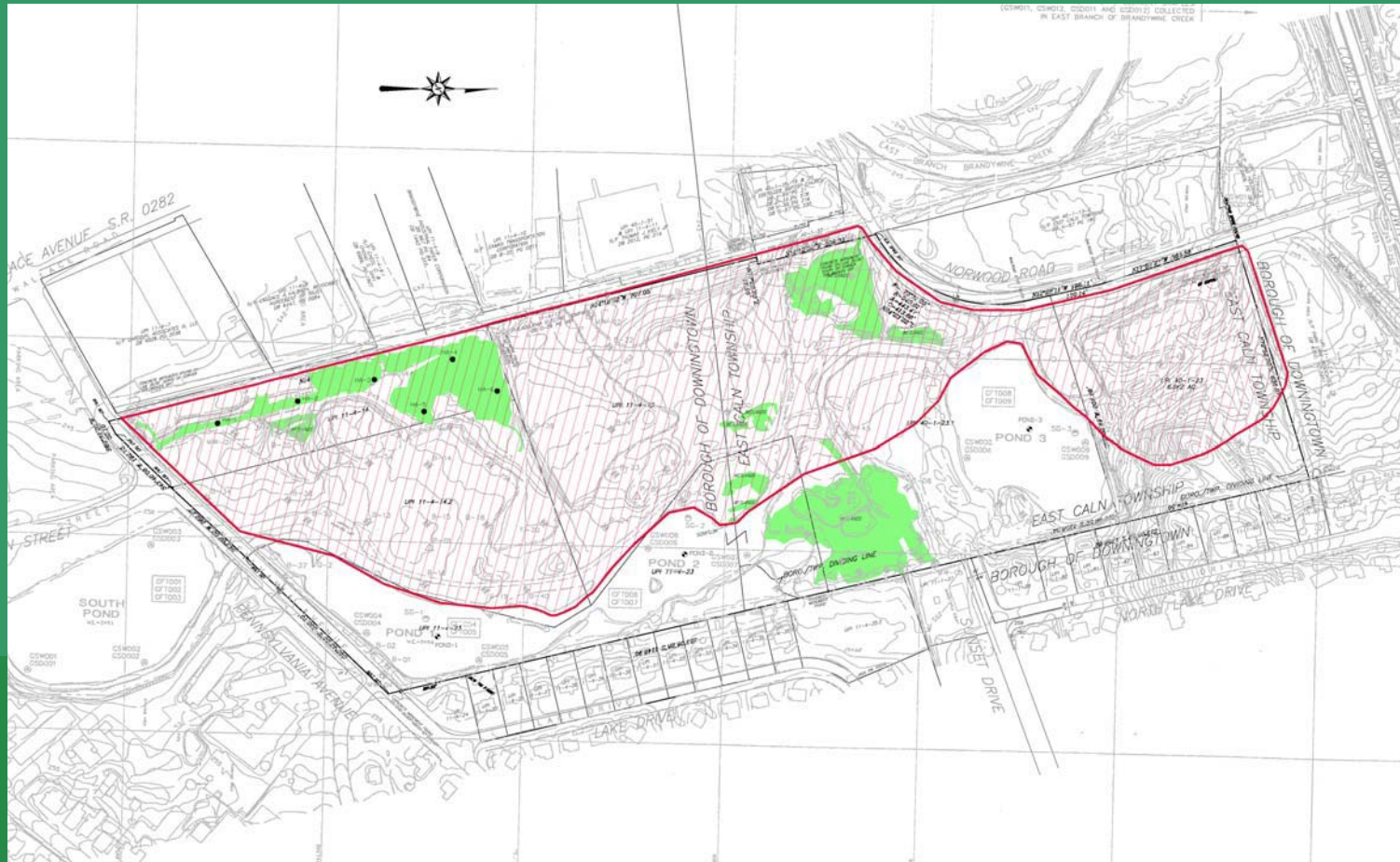
- 45 acres, owned by Borough of Downingtown
- Located in both Downingtown Borough and East Caln Twp.
- Immediate access to Rt. 30 Bypass and Business Rt. 30, both commuting arteries to employment centers.
- Walking distance to SEPTA train station and CBD.
- Served by public water & sewer, electric & gas
- Site incorporates start of Chester County Struble Trail
- 12 acre natural area “The Ponds”



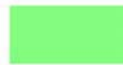
History of Site

- Industrial activity dates back to 1800's
- Site used as a quarry for industrial purposes
- Used for industrial and municipal fill (1930s – 1970s)
- EPA Investigations
 - 250,000+ cubic yards of contaminated fill (2-12 ft. deep)
 - Benzopyrene, Arsenic, Iron, Lead, Mercury
 - Compromise agreement between Sonoco Products, Inc. and DEP under Land Recycling Program
- Act 2 Liability Release granted in 1999 for public park
- Targeted for redevelopment in Urban Center Revitalization Plan (2004)
- 2nd highest priority economic development project

Location of Historic Fill



ESTIMATED LIMIT OF HISTORIC FILL



THIS LOCATION
LOCATION OF POND SEDIMENT
POINT SAMPLED BY ADVANCE

WETLANDS

The Challenges

- 1999 Act 2 institutional controls limited land use to non-residential or park.
- Redevelopment to residential requires a re-opener of the original Act 2 release .
- Proximity to residential neighborhoods raised concern about human exposure pathways.
- Zoning amendments & land development approvals needed from 2 municipalities.
- Geotechnical concerns for building given unstable subsurface materials.

The Challenges, Cont'd

- Limited developable land in the Borough
- Cost of remediation & liability concerns
- Fiscally constrained municipal budget
- Wetland mitigation & stormwater issues
- Heavy public use of existing park & trail system

The Solution

- Competitive RFP process
- Mixed-use concept to encourage infill development
- Incorporation of trails and park into development concept
- Strengthens a designated “urban center”
- Consistent with Chester County’s Landscapes plan
- Developer selected for strong track record & matching investment
- Sales agreement approved in 2007

Proposed Plan

Traditional Neighborhood Design

- 364 Multi-Family Residential Units
 - First-Time Homebuyers
 - Empty Nesters
 - Seniors
 - Single Professionals
- 20,000 SF Commercial with live over work units above
- Pedestrian Walkways
- Historic Facades
- Public Trail & Green Space
- Works with Geotechnical Concerns
- Extensive buffer from existing residences



Residences Front on Greenways not Pavement



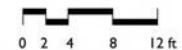
Elevations consistent with historic Downingtown



BUILDING #1 - FRONT ELEVATION

SCALE: 1/4" = 1'-0"

- (4) 30 FT WIDE STACKED FLAT UNIT
- (4) 24 FT WIDE BACK TO BACK TOWN HOME



PROGRESSIVE HOUSING VENTURES, LLC
SOUTHDOWN HOMES, LP

KARDON PARK
DOWNINGTOWN, PA

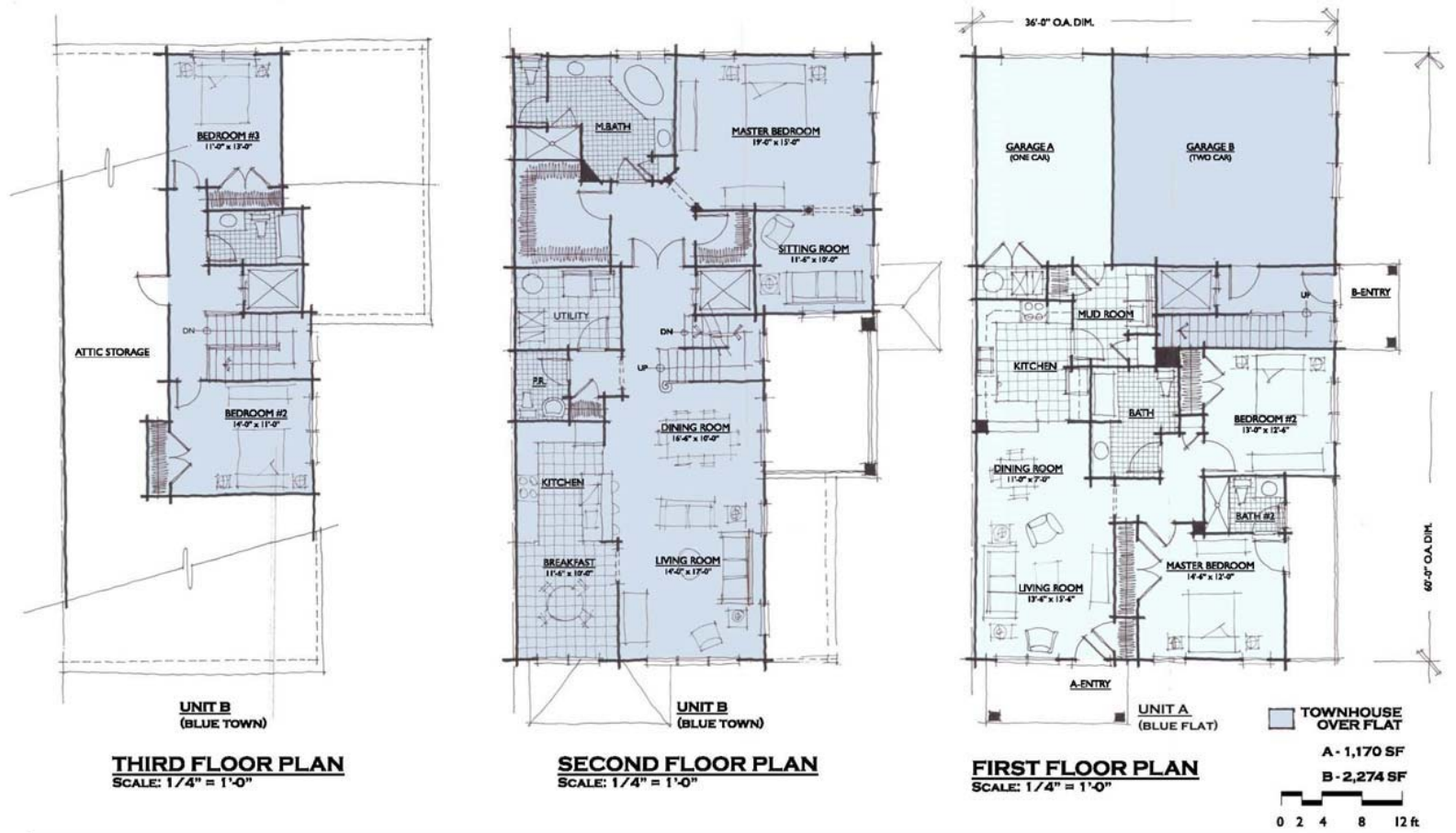
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ARCHITECTS • PLANNERS

700 E. Main Street, 3rd Floor
Norristown, PA 19381-4122
p 610.930.2800 f 610.930.2808

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PROJECT NUMBER:
1B.07117
DATE:
03.25.08

Townhome Over Flat Appeals to Dual Markets



THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

TOWNHOUSE OVER FLAT
 A - 1,170 SF
 B - 2,274 SF
 0 2 4 8 12 ft

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KARDON PARK
DOWNTOWN, PA

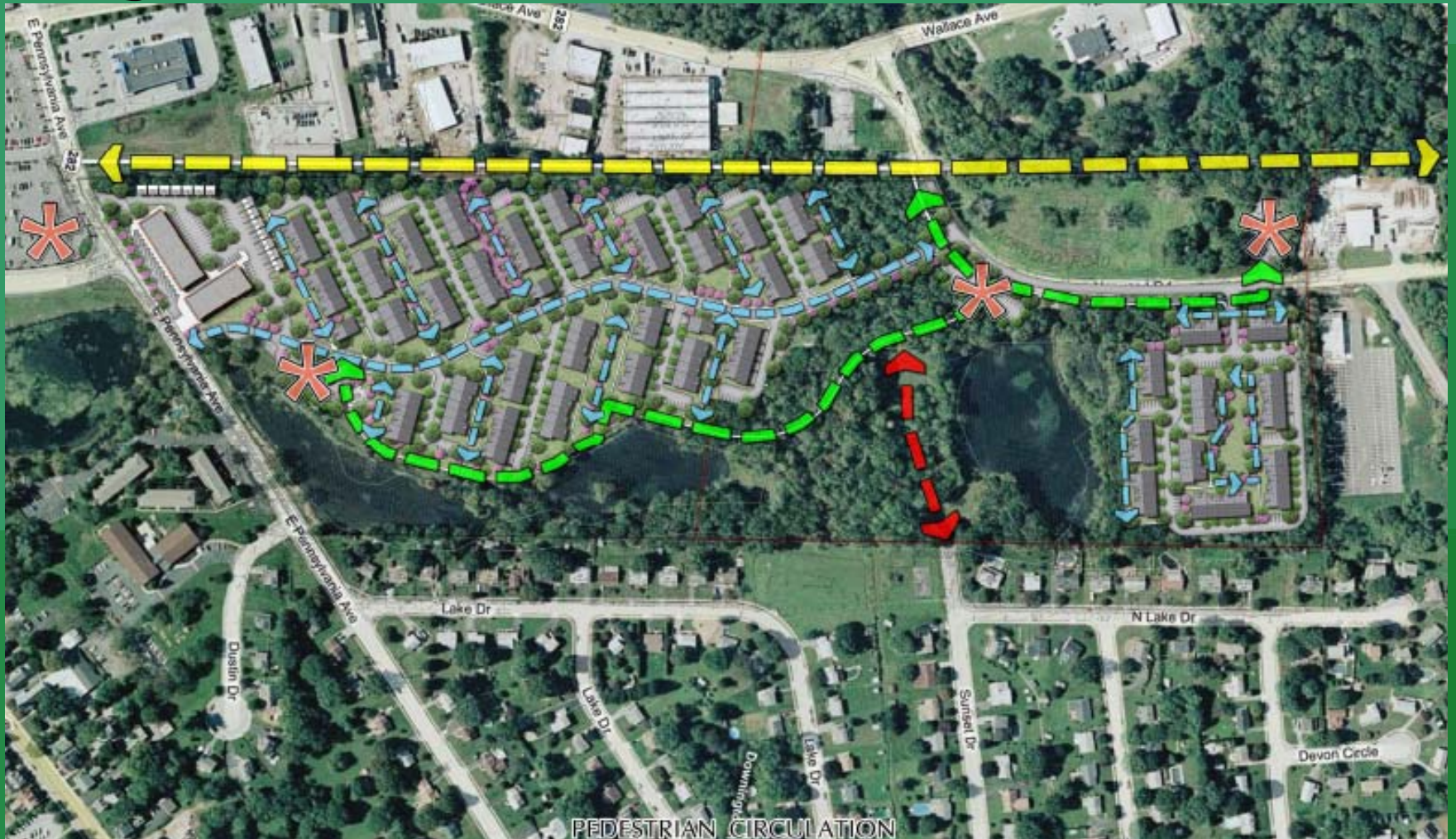
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09.17.08

Neighborhood Commercial with Residences Above



Network of sidewalks and easy access to Struble Trail



Remediation Plan

- 24-inch cap with membrane barrier
- Stabilize historic fill & eliminate exposure pathways
- Maintain cap integrity with institutional controls
- Wetland mitigation on approx. 3.3 Acres

Project Timetable

<i>MILESTONES</i>	<i>STATUS</i>
Supplemental Risk Assessment	Approved
Remediation Plan	Approved
Zoning Amendments	Approved
Preliminary Land Development	Pending
Complete Remediation	2 nd Quarter 2009
First Home Delivery	4 th Quarter 2009

Funding Need

Earth Capping	\$750,000.00
Road Capping	\$35,000.00
Special Fill	\$15,000.00
Membrane Barrier	\$320,000.00
<i>Contingency</i>	<i>\$120,000</i>
TOTAL	\$1,320,000.00

ISRP Funding has been requested in the amount of \$990,000 – or 75% of total project costs.

Economic Impacts

(insert information from Sarah Peck's fiscal impact study. These bullets are a placeholder)

- Leverages over \$60 million in private sector investment.
- 250 jobs during remediation & construction phase
- \$110,000 annual net revenues to Borough plus \$ 7 million in one time revenues.
- Net positive ratables for East Caln Twp and Chester County
- \$712,000 net annual revenue to School District
- Strengthens community's social fabric

Thank You!

For further information, please contact:

Steve Sullins, Manager
Borough of Downingtown
Tel. (610) 269-0344
Ssullins@downingtwn.org

Sarah Peck, Principal
Progressive Housing Ventures, LLC
Tel. (610) 935-1100
Sarah@progressivehsg.com