

Delaware County Renaissance Program Delaware County, Pennsylvania

Renaissance Action Plan Planning Area 3

**Eddystone Borough - Morton Borough - Ridley Park Borough
Ridley Township - Rutledge Borough - Tinicum Township**

Prepared for

Delaware County Council



Prepared by

PP&MG



**Public Planning &
Management Group, Inc.**

March 2003

DELAWARE COUNTY RENAISSANCE PROGRAM

RENAISSANCE ACTION PLAN PLANNING AREA 3

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DELAWARE COUNTY RENAISSANCE PROGRAM

RENAISSANCE ACTION PLAN PLANNING AREA 3

DELAWARE COUNTY COUNCIL

John J. McFadden, Chairman
Tim Murtaugh, Vice Chairman
Andrew J. Reilly
Linda A. Cartisann
Mary Alice Brennan

PLANNING AREA 3 TASK FORCE MEMBERS

Francie Howat
Eddystone Borough

David J. White
Ridley Township

Chief Robert E. Gliem, Jr.
Eddystone Borough

Robert J. Willert
Ridley Township

Despo Tatasciore *
Eddystone Borough

Peter O'Keefe *
Ridley Township

Dolores Giardina
Morton Borough

Edward O. McGaughey
Rutledge Borough

Jeanne Ross
Morton Borough

Mark King
Rutledge Borough

Robert J. Poole
Ridley Park Borough

Norbert J. Poloncarz
Tinicum Township

Perry Artese
Ridley Park Borough

William Wasch
Tinicum Township

* Alternates

County Staff:

DELAWARE COUNTY PLANNING DEPARTMENT

John J. Pickett, AICP, Director
Eugene C. Briggs, Jr., Policy Planning Manager
Michael S. Elabarger, Senior Planner

Consultant Team:

PUBLIC PLANNING & MANAGEMENT GROUP, INC.

Mark A. Curfman, AICP, GCFM, Project Manager
Carolyn E. Bell, AICP, Principal Planner

GILMORE & ASSOCIATES, INC.

KEYSTONE HERITAGE GROUP, INC.

Introduction

The Delaware County Council established the Delaware County Renaissance Program with the goal of revitalizing the County's first-generation municipalities by making them more attractive, livable, safe, and economically viable.

The planning phase of the Renaissance Program provided funding for the development of five Action Plans that address the economic development and revitalization needs of the 29 targeted municipalities, which were grouped into five Renaissance Planning Areas (RPAs). The objective of each Action Plan was to map out a five-year revitalization strategy for the municipalities within the RPA by preparing a prioritized list of implementable projects that work toward sustainable economic development. County Council will consider the highest priority projects for funding under the implementation phase of the program.

Public Planning & Management Group, Inc. (PP&MG) was hired by the County Council as the Renaissance Program consultant for Planning Area 3. Renaissance Planning Area 3 consisted of the following six municipalities:

- ❑ Eddystone Borough
- ❑ Morton Borough
- ❑ Ridley Park Borough
- ❑ Ridley Township
- ❑ Rutledge Borough
- ❑ Tinicum Township

Two representatives from each municipality were appointed to serve on the Renaissance Planning Area Task Force. The RPA Task Force held a total of seven Task Force meetings and gathered information on the RPA's needs, long-range vision, goals, and tentative projects that resulted from consensus building efforts between the PP&MG and the municipalities.

Vision Statement

PP&MG and the RPA Task Force collaborated to develop a long-range economic development and community revitalization vision statement as well as the goals and objectives toward achieving that vision. Below are the vision statement and the goals and objectives that were developed:

To create a plan that will enable us to revitalize our communities' economies, transportation and infrastructure, housing and neighborhoods, public safety, and services.

Goals

- A. Build a high quality sustainable economic environment that would serve the industry and commerce of the area, including the area's workforce.

Objectives

- 1. Increase economic development in the area that would generate business and tax revenue
- 2. Develop and/or redevelop industrial properties/parks
- 3. Encourage business retention, attraction, and promotion
- 4. Promote a high quality mix of commercial and industrial businesses
- 5. Utilize highly trained/skilled workforce
- 6. Develop the area as a destination

-
- B. Ensure/provide for a regional transportation network system that would effectively serve business and industry, the families of the area, and regional commuters.

- 1. Encourage and provide for utilization the region's transportation network
 - 2. Improve the functionality of the transportation network
 - 3. Provide better highway, streets and transit access to PHL airport
 - 4. Make the area a commuter and commercial transportation hub
 - 5. Provide for effective and adequate public transit services and for the utilization of the services
-

C. Provide for a wide variety of high quality housing options in the area.

1. Promote a wide range of housing stock types
2. Encourage traditional neighborhood development with integration of open space
3. Improve the quality of housing stock in the area through reconstruction or rehabilitation of existing units
4. Encourage Adaptive Re-Use

D. Provide for adequate and modern Infrastructure to meet current and future needs.

1. Improve sewer (sanitary and stormwater) systems within and among the area's municipalities
 2. Provide for better and safer pedestrian access to the area
 3. Provide for better, efficient and environmentally sensitive street lighting
 4. Improve access to better on- and off-street parking facilities
 5. Upgrade and coordinate the area's traffic signals for ease of traffic flow and pedestrian safety
 6. Improve area's roadway conditions and functionality
 7. Foster modern, reliable, and efficient utility services
-

<p>E. Provide for highly responsive, state-of-the-art public safety services and facilities.</p>	<ol style="list-style-type: none"> 1. Strive to achieve low crime rates in the area 2. Provide for safe environments in which to work, live and raise a family 3. Ensure state-of-the-art fire services and protection 4. Ensure state-of-the-art police services and protection 5. Ensure state-of-the-art emergency medical services and protection 6. Investigate regional and cooperative police, fire and emergency medical services 7. Provide for an integrated regional disaster plan and facilities/equipment
<p>F. Have adequate amounts of usable and enjoyable urban open space in the area</p>	<ol style="list-style-type: none"> 1. Secure and sustain more open space 2. Develop open space for passive and active recreational uses 3. Protect against undesirable uses of vacant properties
<p>G. Make commercial areas more attractive and usable.</p>	<ol style="list-style-type: none"> 1. Improve attractiveness of commercial areas via streetscapes, buffers, parking facilities, and façade improvements. 2. Develop the area as a destination and make area more identifiable 3. Promote a regional identification

<p>H. Preserve and utilize the historic assets of the area</p>	<ol style="list-style-type: none"> 1. Identify historic assets and possible historic districts of the area 2. Create historic linkages to Philadelphia 3. Develop the Industrial Heritage Corridor 4. Develop plans and public/private financial resources to preserve historic assets
<p>I. Provide for a wide variety of cultural and arts attractions in the area.</p>	<ol style="list-style-type: none"> 1. Develop and maintain a wide variety of recreation facilities 2. Provide more public access to Delaware River waterfront (and other waterfronts, i.e. Darby and Crum Creeks) 3. Create and utilize cultural and arts linkages to Philadelphia 4. Develop a regional entertainment complex 5. Develop and support neighborhood attractions
<p>J. Provide for other innovate ideas that will promote and improve the area.</p>	<ol style="list-style-type: none"> 1. Improve air quality and the environment 2. Protect the area's natural resources (i.e. rivers, creeks, and watersheds) 3. Promote community involvement and neighborhood pride

The goals and objectives were then used by PP&MG and the Task Force to develop and refine a project list. This project list was a listing of over 120 projects that were scoped out, discussed, and given a priority level. The Task Force in conjunction with PP&MG determined the priority level by judging how closely and effectively the project would achieve the stated goals. The higher ranked projects were judged to more effectively accomplish the goals set forth in the Renaissance program.

The project list was refined from 123 to 19 projects during the course of the final three Task Force meetings. These nineteen projects are included in this Action Plan. However, the top five ranked projects are more fully explained and detailed.

Critical and Optional Elements

Goals were developed for each of the five Critical Elements and the four Optional Elements and corresponding projects were considered. In fact, of the top five projects, three projects are primarily composed of Critical Elements and two are framed around Optional Elements. Moreover, each of the nineteen projects contains one or more of the elements prescribed.

Current Conditions

Obviously Delaware County and Renaissance Planning Area 3 is affected by regional, national and global trends. Competition has become fierce in any business, as firms are not only competing locally, but just as easily halfway across the globe. Businesses today must be lean and agile, able to respond to market shifts at a moment's notice.

The globalization of the economy means that economic development, redevelopment, revitalization, and renaissance is much more difficult. Firms now look at the total market when making decisions to startup or relocate in particular areas. Not only are taxes important to firms looking to relocate, but the total economic climate, transportation, housing, amenities, safety and security, recreational opportunities, and cultural activities. Areas must represent a total picture when focusing on economic development.

Several issues are evident by a review of the demographic data for the last twenty years and by observation in the Renaissance Planning Area:

1. The RPA has lost population, which is not surprising, as much of the first generation suburbs lost population to the newer suburbs during that period.
2. Income levels in the RPA have fallen, again not surprisingly, as the higher paying manufacturing jobs went south or overseas.
3. Workers living in the municipalities in the southern end of the RPA have lower paying occupations. This also makes sense, since that is where many of the lower paying occupations are located.
4. Much of the heavy manufacturing industry has either left for warmer ports, or significantly downsized.

The need for renaissance is therefore evident. Much of the "quality" in the quality of life has been eroded. There is less population, the population is older and less well paid,

the entire infrastructure is older and worn, many the buildings in the industrial sections of the RPA are crumbling, the housing stock is older, there is less money for municipal services, and the downtown shopping areas are older and are less frequented.

The potential, however, for renewal and renaissance is great. The first generation suburbs have many advantages over the newer and younger generation suburbs. Many of what was sited above as negatives can be turned into tremendous advantages. The built infrastructure, the large industrial buildings, the close-knit neighborhoods, and the established shopping areas all can be revitalized and can come back stronger.

This Renaissance Action Plan is the beginning of that long road back to economic vitality and prosperous times. Implementation of the Action Plan is key to the process.

Implementation of Action Plan

It is our recommendation that a Council of Governments (COG) be formed for the implementation of this Renaissance Action Plan. Further, we recommend that the members of Renaissance Planning Area 3 Task Force be considered for the positions as municipality's representatives on the COG.

The members of the Renaissance Planning Area 3 Task Force functioned very well together and formed lasting bonds that will be able to jump-start the COG.

The foundation for Councils of Governments (COGs) is the Pennsylvania Intergovernmental Cooperation Law, Act 180 of 1972. This Act permits municipal governments to cooperate with other municipalities in the implementation of their governmental "functions, powers, or responsibilities." Act 180 has generated hundreds of cooperative activities including:

- Councils of Governments
- Municipal leagues
- Regional police departments
- Joint purchasing agreements

The main advantage of a COG is that municipalities have the flexibility within Act 180 to tailor the organization to the needs and preferences of the local community.

According to Council of Governments Director's Handbook, published by the Pennsylvania Department of Community and Economic Development (DCED), "Some COGs are incorporated as nonprofit corporations, and others are classified as governments that are instrumentalities of the Commonwealth of Pennsylvania. A variation of the second option is for the COG to exist as a subunit of a member municipality for insurance and employee pension purposes, but to function as a political instrumentality for all other activities. The choice is the prerogative of the elected officials of the participating municipalities."

DCED also states that, "Despite the variations in organizational charters all Pennsylvania COGs share the following characteristics:

- They have no taxing powers.
- Their organizational structure, including voting representation, is a matter of local choice.
- They are established by adoption of ordinances by the member municipalities."

Mission of COGs

COGs are generally defined as voluntary associations of elected public officials from most or all of the governments in a region, formed to accomplish some regional mission(s). Reasons why municipalities form COGs may include the following:

- To produce local government services on a regional basis.
- To coordinate planning and regulatory activities.
- To provide a neutral forum to discuss issues of common concern.
- To articulate common positions on major issues.
- To spread costs of local programs or equipment among a number of users.

Examples of services that COGs can provide is:

- Building Code Administration
- Regional plans for controlling land use and development
- Regional emergency management and planning
- Joint purchasing
- Advocate for regional positions
- Forums for discussions

COGs offset the fragmentation of local government within a region while maintaining the individual municipality's ability to select which services it will provide to the public. This capacity is inherent in the difference between providing and producing a public service. According to the Advisory Commission on Intergovernmental Relations, providers decide whether to make a service available through public means. If a service is to be provided, the provider determines the quality and quantity, how funding will be obtained, and the appropriate unit(s) to produce the service. Municipalities are providers when they decide what services should be produced. For instance, a provision decision would be whether a municipality should have a building code enforcement program. In contrast, producers transform resource inputs into service outputs. COGs are producers when they organize the personnel, materials and equipment necessary to create a given service, such as building code enforcement.

Once the elected officials decide to provide a service, the municipality has various options to produce it, including: assigning the service to a new or existing municipal department; contracting with a private company; creating a private/public partnership with shared responsibility for the service; or assigning the service to a regional agency. Increasingly, municipalities are opting to produce the service regionally or through a private/public partnership that is regionally based.

By participating in COGs, municipalities have the flexibility to decide whether they want to provide a specific service. Once they decide to do so, municipalities have the option of producing services regionally through the COG, thereby gaining the benefit of a larger service without sacrificing local autonomy. Thus, COGs allow municipalities to provide a service without having to produce it on an inefficient scale, which increases costs and lowers quality and quantity. This flexibility is also consistent with the public's interest in low cost services and the desire to maintain the local identity associated with the existing units of local government.

Articles of Agreement

To create a COG, each of the municipalities that want to join must adopt by ordinance, at a publicly advertised meeting, an intergovernmental agreement that addresses the following issues:

- ❑ Conditions of the agreement.
- ❑ Duration of the agreement.
- ❑ Purpose and objectives of the agreement, including the powers and scope of authority delegated in the agreement.
- ❑ Manner and extent of financing the agreement.
- ❑ Organizational structure necessary to implement the agreement.
- ❑ Manner in which property, real or personal, shall be acquired, licensed or disposed of.
- ❑ Statement empowering the COG to enter into contracts for group insurance and employee benefits, including social security, for its employees.

These items can be covered in the ordinance itself, but usually they are addressed in the agreement (often called Articles of Agreement), and incorporated into the ordinance by reference (as an attachment to the ordinance). The Articles of Agreement act as the constitution of the COG, defining its scope of responsibility and establishing its organizational structure. As such, the document is of primary importance to the COG director. The Articles of Agreement determine whether the COG can own property, title vehicles, provide health and medical insurance to its employees or hire a director.

Sources for sample Articles of Agreement include: the Pennsylvania Department of Community and Economic Development, the Pennsylvania Association of Councils of Governments, or by contacting other COGs.

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RENAISSANCE ACTION PLAN
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PRIORIZATION OF PROJECTS

Priority Ranking	Overall Project	Renaissance Program Element	Timeframe	Cost	Impact
1	Waterfront Development	Urban Open Space	Mid-term	High	High
2	Industrial Corridor Development and Redevelopment	Economic Development / Urban Open Space	Long-term	High	High
3	Public Safety Equipment and Facilities	Public Safety	Mid-term	High	Medium
4	Historic Preservation and Reuse	Historic Preservation	Mid-term	High	Medium
5	Traffic Coordination and Safety	Transportation	Mid-term	Medium	Medium
6	Stormwater Management Rehabilitation	Infrastructure	Long-term	High	Low
7	Morton Downtown Revitalization	Economic Development	Mid-term	High	High
8	Public Safety Programs	Public Safety	Short-term	Low	Low
9	Park and Open Space Improvements	Urban Open Space	Mid-term	High	High
10	Regional Emergency Preparedness	Public Safety	Short-term	Low	High
11	Eddystone Village Revitalization	Housing / Economic Development	Mid-term	Medium	Medium
12	Ridley Park Downtown Revitalization	Economic Development	Mid-term	High	Medium
13	Sewer System Rehabilitation	Infrastructure	Long-term	High	Medium
14	Tincum Main Street Revitalization	Economic Development	Mid-term	High	High
15	MacDade Boulevard Commercial Revitalization	Economic Development	Long-term	High	High
16	Housing Rehabilitation	Housing	Short-term	Medium	Medium
17	Transportation Facilities Redevelopment	Transportation	Mid-term	Medium	Low

Timeframe:

Short-term = 0 - 3 years
Mid-term = 3 - 5 year
Long-term = 5 - 10 years

Cost:

Low = \$0 - \$1 Million
Medium = \$1 Million - \$5 Million
High = \$5+ Million

Impact - Estimates how visible the project will be and how the project will result in revitalization in the area

Project 1

PHASED PROJECT

WATERFRONT ACCESS AND RECREATION USE

Summary Project Information:

Priority Level: HIGH

Project Benefits: Direct Benefit

- Eddystone Borough
- Ridley Township
- Tincum Township

The residents of Delaware County would also benefit indirectly through the availability of waterfront recreational facilities to the general public.

Project Goals: This project meets the optional element of Urban Open Space from the Delaware County Renaissance Program guidelines.

It also meets Planning Area #3's Goal F, to "have adequate amounts of usable and enjoyable urban open space in the area" and Goal I, to "provide for a wide variety of cultural and arts attractions in the area".

Project Description: The area is lacking in adequate, quality public open space dedicated specifically to recreational use. The only public waterfront recreational uses in Renaissance Planning Area 3 are:

- Governor Printz State Park on the Delaware River in Tincum Township, which is the historic site of the first European capital in America,
- Leedom Estates Park on Darby Creek in Ridley Township, and
- the John Heinz Wildlife Refuge on Darby Creek in Tincum Township, which is a wildlife and ecologic protection and educational area.

Shipyards, industries, hotels, and residential uses occupy the majority of the waterfront areas. In addition, the following private yacht clubs and marinas provide recreational uses along the Delaware River:

Anchorage Marina	Front and Jansen Streets	Tinicum Township
Fox's Grove Marina	1 Bartram Avenue	Tinicum Township
Island Marina	2 nd and Warwick Avenue	Tinicum Township
Riverside Yacht Club	Front and Wanamaker Streets	Tinicum Township
Rosse Boat Repair and Storage	Front & Lagrano Avenue	Tinicum Township
West End Boat Club	2 nd and Corinthian Avenue	Tinicum Township

Source: Pennsylvania Fish and Boat Commission

This project would address the need for park, recreation and open space areas, specifically along the waterfront in Renaissance Planning Area 3. The purpose of the project would be to acquire, plan and/or develop recreational or open space uses in four (4) locations. These locations include:

- Governor Printz Park on the Delaware River in Tinicum Township,
- Ridley Township Marina on Darby Creek in Ridley Township,
- Tinicum Township 2nd Street Open Space on the Delaware River in Tinicum Township, and
- FoamEx Property on the Delaware River in Eddystone Borough.

Cost Estimate:

Phase Number	Phase Name	Cost Estimate
1-1	Governor Printz Park	\$112,000 – \$168,000
1-2	Ridley Township Marina	\$345,000 – \$565,000
1-3	Tinicum Township 2 nd Street Open Space	\$475,000 - \$600,000
1-4	FoamEx Property (Eddystone Borough)	\$451,500 - \$567,250

Project Schedule:

Phase Number	Phase Name	Months
1-1	Governor Printz Park	21
1-2	Ridley Township Marina	22
1-3	Tinicum Township 2 nd Street Open Space	21
1-4	FoamEx Property (Eddystone Borough)	22

Implementation Strategy:

Activities under this project may include:

- Negotiating for the purchase of Governor Printz Park in Tinicum Township and the FoamEx property in Eddystone Borough,
- Conducting preliminary improvements to the Ridley Township Marina and the FoamEx property in Eddystone Borough, such as securing the property and making it accessible to the general public for recreational purposes,
- Developing master site plans for improvements to four (4) locations, including conducting an environmental assessment on the Tinicum Township 2nd Street Open Space area and determining alternative access to the waterfront properties, and
- Constructing improvements to the four (4) locations of land as per recommended in the master site plans.

Technical assistance is available to assist in this project from the following organizations:

- Delaware County Planning Department
- Delaware Valley Regional Planning Commission
- Pennsylvania Department of Conservation and Natural Resources
- Pennsylvania Recreation and Park Society, Inc.

Potential sources from a number of funding mechanisms include:

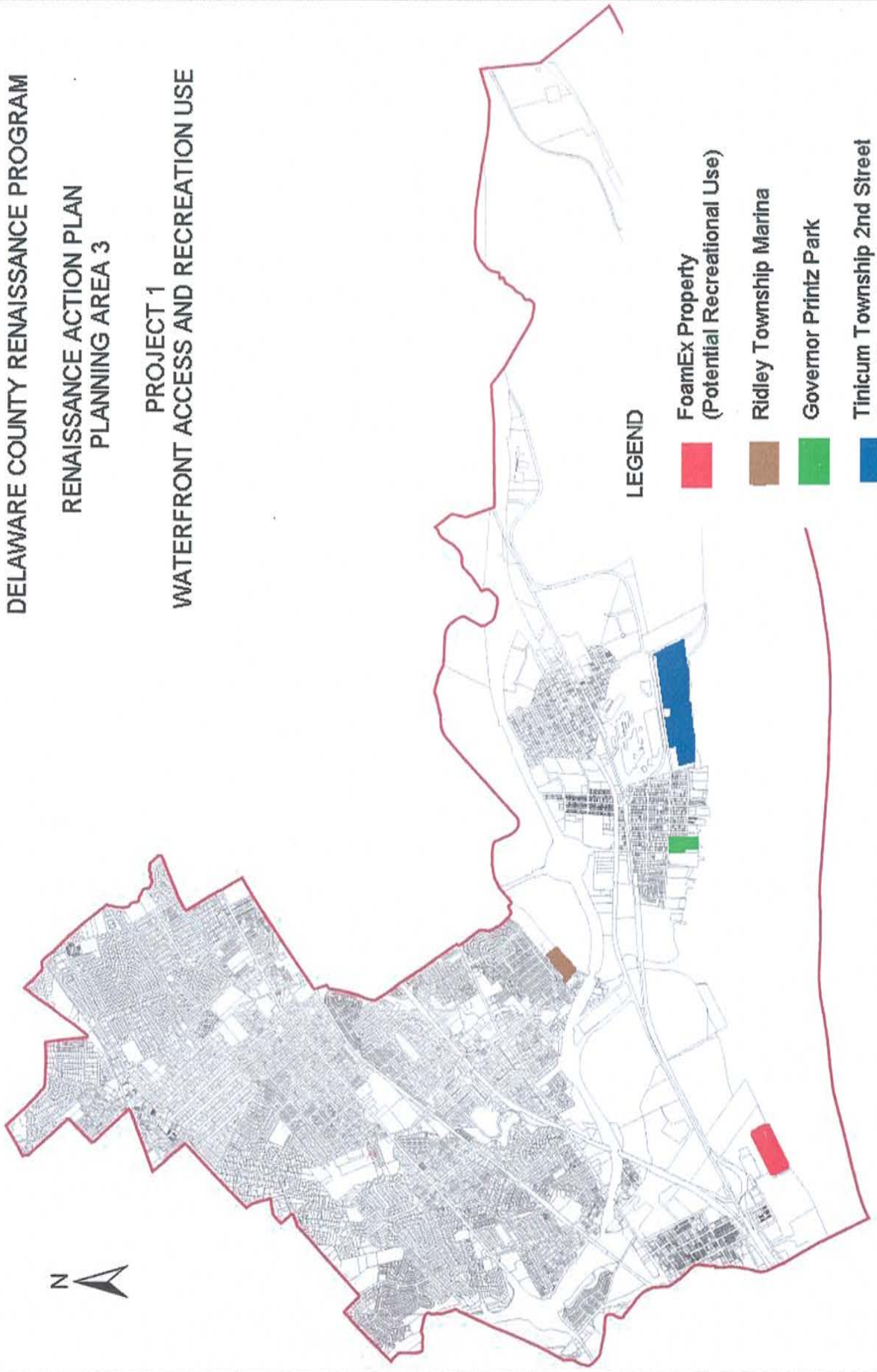
- Delaware County Renaissance Program
- Growing Greener Community Conservation Partnership Grant Program - Community Grant Program
- Pennsylvania Coastal Zone Management Program (CZM)
- Land and Water Conservation Fund (LWCF) [National Park Service (NPS)]

The project qualifies for assistance under the Delaware County Renaissance Program by meeting the optional elements of the program guidelines for the revitalization of the area through Urban Open Space. Through the development of waterfront recreation uses that will be open to the general public, it is anticipated that the project could assist in attracting new businesses and residents to the municipalities as well as improving the quality of life for the existing area residents. The recreational uses may benefit area businesses by visitors to the facilities purchasing goods and services at local restaurants, retail stores, and gasoline stations.

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PROJECT 1
WATERFRONT ACCESS AND RECREATION USE



LEGEND

- Red square: FoamEx Property (Potential Recreational Use)
- Brown square: Ridley Township Marina
- Green square: Governor Printz Park
- Blue square: Tincum Township 2nd Street Open Space Area
- Blue square: Unlabeled area

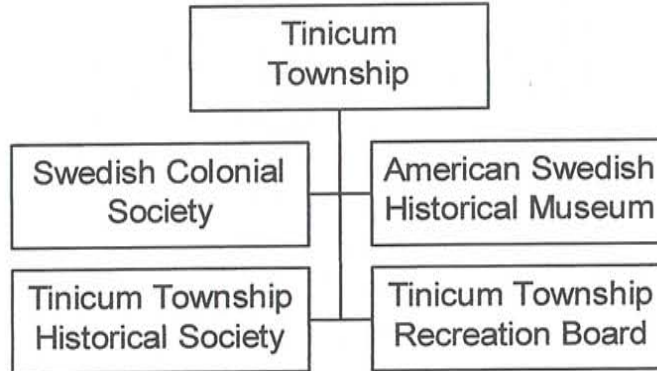
Project 1

Phase 1:

GOVERNOR PRINTZ PARK

Organization Chart:

Phase 1 Responsibilities



Phase 1 Schedule:

Sub-Phase Number	Sub-Phase Name	Months
1-1-1	Negotiate for purchase of Governor Printz Park	3
1-1-2	Develop master site plan for improvements to the park	6
1-1-3	Improvements to Governor Printz Park	12

Cost Estimate:

Sub-Phase Number	Phase Name	Cost Estimate
1-1-1	Negotiate for purchase of Governor Printz Park	\$2,000 - \$3,000
1-1-2	Develop master site plan for improvements to the park	\$10,000 - \$15,000
1-1-3	Improvements to Governor Printz Park	\$100,000 - \$150,000

Project Detail:



Tinicum Township is in the process of negotiating with the Commonwealth of Pennsylvania on the acquisition of the Governor Printz State Park, located at 2nd Street and Taylor Avenue. This 7.2-acre site commemorates the location of a small fortress and residence of Pennsylvania's first European government, established in 1643 as "New Sweden". The park was listed as a

National Historic Landmark on November 15, 1961.

The Governor Printz Park consists of a self-guided walking tour with interpretive plaques, an interactive life-size “board” game for children, a statue of Governor John Printz, and scattered benches (primarily along the walking tour). The township plans to make additional improvements to the park without compromising the historical significance of the site. These improvements may include a gazebo and a small-scale replica of the original fort.



Primary Funding Sources:

- Delaware County Renaissance Program
- Growing Greener Community Conservation Partnership Grant Program - Community Grant Program [Pennsylvania Department of Conservation and Natural Resources (DCNR)]
 - Eligible Uses as it pertains to this phase
 - Acquisition
 - Purchase of land for park, recreation and conservation purposes, including new areas, inholdings, or expansion of existing sites.
 - Master Site Plans
 - Design the proposed development of a neighborhood, community or regional park.
 - Park Rehabilitation and Development
 - Rehabilitation of existing parks, indoor and outdoor recreation facilities and development of new park and recreation areas,
 - Small Community Development Projects
 - Provide a municipal applicant with a population of 5,000 or less with an alternate method of funding for rehabilitation and development of minor indoor and basic outdoor park, recreation and conservation areas and facilities
 - Amounts
 - Varies with the requested activity
 - Planning grants
 - Typically \$50,000 or less
 - Land acquisition and construction grants
 - Range from \$150,000 to \$200,000

- Small Community Development Projects –
 - Initial \$20,000 in grant funding provided must be used to purchase materials only and approved professional design fees.
 - Additional grant funds of up to \$20,000 used to cover all other eligible costs and other costs such as labor and/or equipment.
 - Maximum grant under this project type is \$40,000
- o Terms and Conditions
 - A 50 percent match is required, except for some technical assistance grants and projects eligible as Small Community Development Projects
 - Small Community Development Projects
 - Grants can be supported up to 100 percent for initial material costs and professional design fees for recreation facilities
 - Additional grant funds require 50 percent match by the municipalities local cash or non-cash contribution
 - Applicants may submit one application per project type per grant cycle and no more than two applications per grant cycle
 - It is strongly recommended that all applicants contact their Regional Recreation and Park Advisor to discuss their proposed project and the program application requirements prior to submitting an application.
- o Eligibility
 - Municipalities are the only eligible applicants
- o Where to Apply
 - Grant Cycle Announcement – mid-May
 - Pre-Application Workshops – July through early August
 - Application Deadline for Submission - October
 - A copy of the grant application manual and forms can be obtained at:
 - Website: www.dcnr.state.pa.us/grants
 - E-mail: rec&con@state.pa.us
 - DCNR Southeast Field Office
908 State Office Building
1400 Spring Garden Street
Philadelphia, PA 19130
Don Gephart
(215-560-1182 or dgephart@state.pa.us)
Fran Rubert
(215-560-1183 or frubert@state.pa.us)

- Pennsylvania Coastal Zone Management Program (CZM) [Pennsylvania Department of Environmental Protection (DEP) and U.S. Department of Commerce National Oceanic and Atmospheric Administration (NOAA)]
 - Eligible Uses as it pertains to this phase
 - Public Access for Recreation (Efforts required to meet the public need for boating, fishing, walking, picnicking, sightseeing and other recreational pursuits associated with the waterfront)
 - Land acquisition of coastal properties, (including real estate appraisals), to improve or provide for public recreational access or open-space preservation
 - Plans, studies or other projects to provide public access for recreational use of docks, piers and wharves
 - Preparation of designs, engineering plans and specifications for coastal recreational sites owned or legally controlled by a 'government' applicant
 - Construction projects for recreational access facilities
 - Amounts
 - Generally, a \$50,000 grant limit is imposed on any single project
 - Applicants with proposals requiring more than \$50,000 in grant funding should discuss possible funding alternatives with the state program staff before making application
 - Terms and Conditions
 - Each dollar of Coastal Zone Management Program funds must be matched by at least one dollar from cash or non-cash sources.
 - Matching funds may be from local sources or by another state or private grant. Funds contributed by another federal grant program may not be applied as local matching funds.
 - Construction or acquisition projects must be located within a Geographic Area of Particular Concern (GAPC)
 - Land acquisition applications require a completed appraisal conducted by a state-certified general real estate appraiser. The cost of the appraisal is an eligible expense and may be reimbursed on a 50/50 matching basis but must be approved at the state and federal levels.
 - Construction of facilities must provide the requisite connection to coastal resources
 - A project proposal will not be accepted that includes both design and construction in the same grant cycle
 - For acquisition and construction projects, applicants are strongly encouraged to consult with their Regional

Coastal Zone Coordinator and/or the Coastal Zone Management Program central office staff to discuss their proposal.

- o Eligibility
 - Only governmental entities, such as municipalities or counties, are eligible to apply for construction or acquisition projects
- o Where to Apply
 - Application Deadline for Submission – Early fall each year
 - Awarded the following October and terminates 18 months later
 - A copy of the grant application manual and forms can be obtained at:
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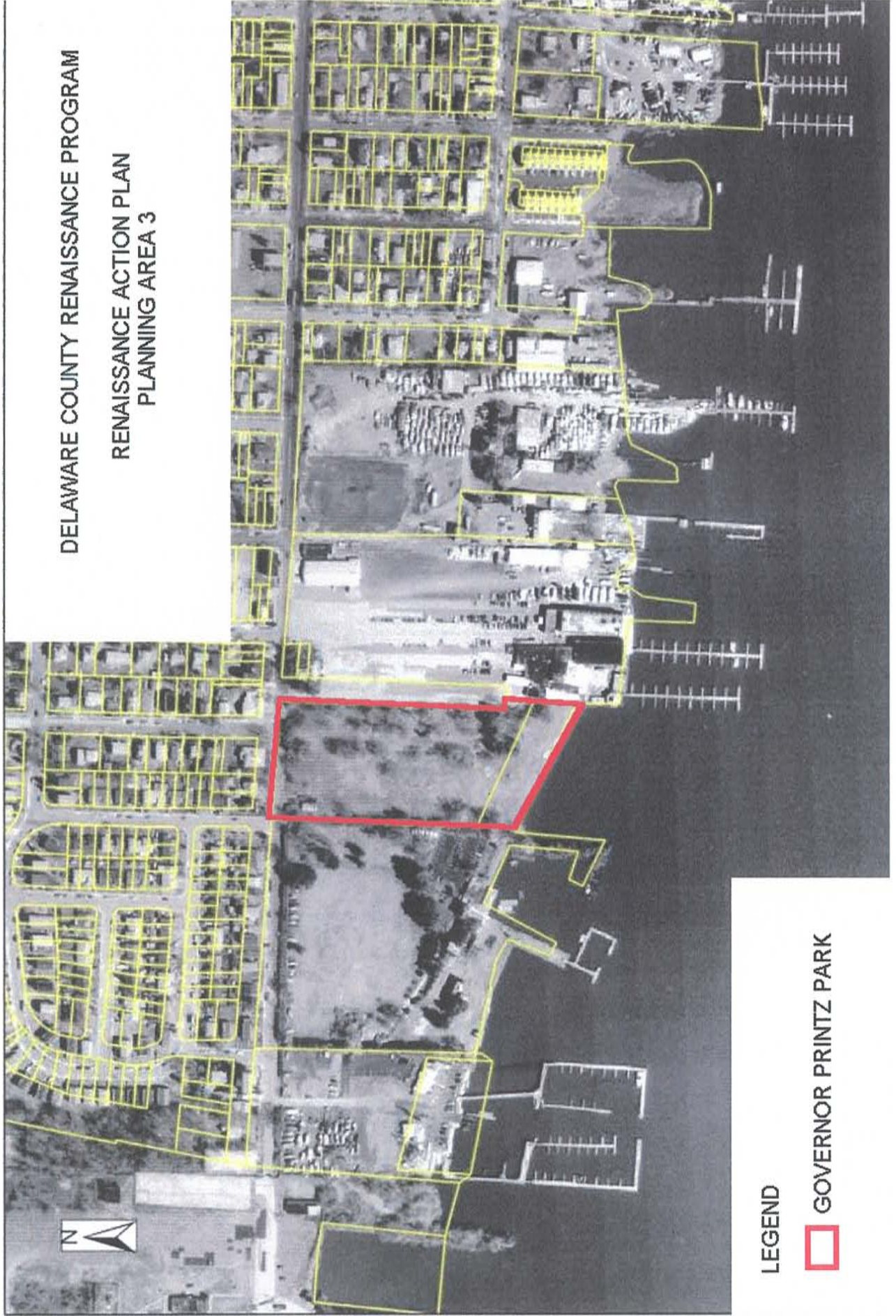
- Tinicum Township's General Budget

Secondary Funding Sources:

- Land and Water Conservation Fund (LWCF) [U.S. Department of the Interior through the National Park Service (NPS) and Pennsylvania Department of Conservation and Natural Resources (DCNR)]
 - o Eligible Uses as it pertains to this phase
 - Acquisition and development of public outdoor recreation areas and facilities
 - Purchase land, water and wetlands

- o Amounts
 - Determined by State administrating agency
- o Terms and Conditions
 - Requires local matching funds
 - Property must be maintained perpetually in public recreation use.
- o Eligibility
 - State and local governments
- o Where to Apply
 - Grant Cycle Announcement – mid-May
 - Pre-Application Workshops – July through early August
 - Application Deadline for Submission - October
 - A copy of the grant application manual and forms can be obtained at:
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 - DCNR Southeast Field Office
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DELAWARE COUNTY RENAISSANCE PROGRAM
RENAISSANCE ACTION PLAN
PLANNING AREA 3



LEGEND

 GOVERNOR PRINTZ PARK

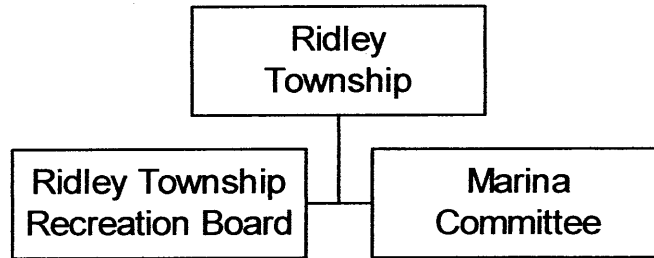
PROJECT 1

PHASE 2:

RIDLEY TOWNSHIP MARINA

Organization Chart:

Phase 2 Responsibilities



Phase 2 Schedule:

Sub -Phase Number	Sub-Phase Name	Months
1-2-1	Preliminary Improvements to Ridley Township Marina	6
1-2-2	Develop master site plan for improvements to the park, including alternate access to the park	9
1-2-3	Improvements to Ridley Township Marina	9

Cost Estimate:

Sub-Phase Number	Sub-Phase Name	Cost Estimate
1-2-1	Preliminary Improvements to Ridley Township Marina	\$10,000 - \$15,000
1-2-2	Develop master site plan for improvements to the park, including alternate access to the park	\$35,000 - \$50,000
1-2-3	Improvements to Ridley Township Marina	\$300,000 - \$500,000

Project Detail:

In 2002, Ridley Township purchased the former Morrows Marina (also known as Driftwood Marina or Morrow's Driftwood Marina) on Darby Creek north of Interstate 95. Current access to the marina is through a single-family residential area at the end of South Swarthmore Avenue. According to the National Wetlands Inventory, the southeastern corner of the property, as well as the south-

ern edge of the property to the east, is designated as "Inland Herbaceous Wetland".

A Ridley Township Supervisor indicated that the Township desires to make improvements to the facility by:

- Developing a Master Plan for the property
- Purchasing land to the east of the property for a public playground
- Expanding Sellers Avenue to the west of the property for new access to the facility
- Rehabilitating the existing structures, including the restaurant/hall
- Constructing a fence and gate around the property to protect it during off-hours
- Constructing upscale condominiums near the site



Primary Funding Sources:

- Delaware County Renaissance Program
- Growing Greener Community Conservation Partnership Grant Program - Community Grant Program [Pennsylvania Department of Conservation and Natural Resources (DCNR)]
 - Eligible Uses as it pertains to this phase
 - Master Site Plans
 - Design the proposed development of a neighborhood, community or regional park.
 - Park Rehabilitation and Development
 - Rehabilitation of existing parks, indoor and outdoor recreation facilities and development of new park and recreation areas,
 - Amounts
 - Varies with the requested activity
 - Planning grants
 - Typically \$50,000 or less
 - Land acquisition and construction grants
 - Range from \$150,000 to \$200,000
 - Terms and Conditions
 - A 50 percent match is required, except for some technical assistance grants
 - Applicants may submit one application per project type per grant cycle and no more than two applications per grant cycle

- It is strongly recommended that all applicants contact their Regional Recreation and Park Advisor to discuss their proposed project and the program application requirements prior to submitting an application.
- o Eligibility
 - Municipalities are the only eligible applicants
- o Where to Apply
 - Grant Cycle Announcement – mid-May
 - Pre-Application Workshops – July through early August
 - Application Deadline for Submission - October
 - A copy of the grant application manual and forms can be obtained at:
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- Pennsylvania Coastal Zone Management Program (CZM) [Pennsylvania Department of Environmental Protection (DEP) and U.S. Department of Commerce National Oceanic and Atmospheric Administration (NOAA)]
 - o Eligible Uses as it pertains to this phase
 - Public Access for Recreation (Efforts required to meet the public need for boating, fishing, walking, picnicking, sightseeing and other recreational pursuits associated with the waterfront)
 - Plans, studies or other projects to provide public access for recreational use of docks, piers and wharves
 - Preparation of designs, engineering plans and specifications for coastal recreational sites owned or legally controlled by a 'government' applicant
 - Construction projects for recreational access facilities
 - o Amounts
 - Generally, a \$50,000 grant limit is imposed on any single project
 - Applicants with proposals requiring more than \$50,000 in grant funding should discuss possible funding alternatives with the state program staff before making application

- o Terms and Conditions
 - Each dollar of Coastal Zone Management Program funds must be matched by at least one dollar from cash or non-cash sources.
 - Matching funds may be from local sources or by another state or private grant. Funds contributed by another federal grant program may not be applied as local matching funds.
 - Construction or acquisition projects must be located within a Geographic Area of Particular Concern (GAPC)
 - Land acquisition applications require a completed appraisal conducted by a state-certified general real estate appraiser. The cost of the appraisal is an eligible expense and may be reimbursed on a 50/50 matching basis but must be approved at the state and federal levels.
 - Construction of facilities must provide the requisite connection to coastal resources
 - A project proposal will not be accepted that includes both design and construction in the same grant cycle
 - For acquisition and construction projects, applicants are strongly encouraged to consult with their Regional Coastal Zone Coordinator and/or the Coastal Zone Management Program central office staff to discuss their proposal.
- o Eligibility
 - Only governmental entities, such as municipalities or counties, are eligible to apply for construction or acquisition projects
- o Where to Apply
 - Application Deadline for Submission – Early fall each year
 - Awarded the following October and terminates 18 months later
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- Ridley Township's General Budget

Secondary Funding Sources:

- Land and Water Conservation Fund (LWCF) [U.S. Department of the Interior through the National Park Service (NPS) and Pennsylvania Department of Conservation and Natural Resources (DCNR)]
 - Eligible Uses as it pertains to this phase
 - Acquisition and development of public outdoor recreation areas and facilities
 - Purchase land, water and wetlands
 - Amounts
 - Determined by State administrating agency
 - Terms and Conditions
 - Requires local matching funds
 - Property must be maintained perpetually in public recreation use.
 - Eligibility
 - State and local governments
 - Where to Apply
 - Grant Cycle Announcement – mid-May
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Phase Interface: This will be the only marina in Renaissance Planning Area 3 that will be open to the general public. This phase will be an asset to the overall project of developing public waterfront recreational uses, which are presently limited in this area.

DELAWARE COUNTY RENAISSANCE PROGRAM

RENAISSANCE ACTION PLAN
PLANNING AREA 3



LEGEND



RIDLEY TOWNSHIP MARINA

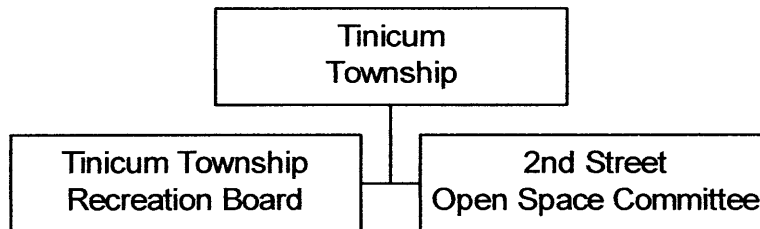
PROJECT 1

PHASE 3:

**TINICUM TOWNSHIP 2ND STREET
OPEN SPACE**

Organization Chart:

Phase 3 Responsibilities



Phase 3 Schedule:

Sub-Phase Number	Sub-Phase Name	Months
1-3-1	Develop master site plan for improvements to the property, including an environmental assessment and access from 2 nd Street to the waterfront	12
1-3-2	Improvements to 2 nd Street Open Space area	9

Cost Estimate:

Sub-Phase Number	Sub-Phase Name	Cost Estimate
1-3-1	Develop master site plan for improvements to the property, including an environmental assessment and access from 2 nd Street to the waterfront	\$75,000 - \$100,000
1-3-2	Improvements to 2 nd Street Open Space area	\$400,000 - \$500,000

Project Detail:

In December 2002, Tinicum Township purchased 155 acres of land located on 2nd Street between the former barge ship dock (now a floodgate) just east of Poulsen Avenue and the Philadelphia International Airport. A portion of the land was previously subdivided and sold to the township for the future location of a fire station. The proposed Industrial Heritage Corridor section of the East Coast Greenway is proposed to extend along 2nd Street (to the north of this property) and Hog Island Road (to the east of this property).

The potential for linkage of the proposed greenway to this open space and the Delaware River would be beneficial to the community.

A large portion of the southwestern section of the property and a part of the northeastern corner of the property are designated as "Inland Herbaceous Wetland", according to the National Wetlands Inventory. On the southeastern section of the property, the Philadelphia International Airport



has a line of directional lights in the Delaware River leading to Runway 9R near the edge of the property and a designated Clear Zone that would prohibit development along the shoreline. In addition, there is currently no access to the waterfront and

to construct new access may impact the wetlands area. Therefore, development alternatives for active recreational use may be limited.

This project will assist in determining what types of recreational uses can be developed on this site. Given the possibility of a large area of wetlands and limited access to the waterfront as a result of the Clear Runway Zone over the southeastern section of the land. In order to determine the types of recreational uses, an environmental assessment may be required. Once the environmental assessment is completed, then the recreational uses can be finalized. The final sub-phase would be to construct the recreational facilities.

Primary Funding Sources:

- Delaware County Renaissance Program
- Growing Greener Community Conservation Partnership Grant Program - Community Grant Program [Pennsylvania Department of Conservation and Natural Resources (DCNR)]
 - Eligible Uses as it pertains to this phase
 - Master Site Plans
 - Design the proposed development of a neighborhood, community or regional park.
 - Park Rehabilitation and Development
 - Rehabilitation of existing parks, indoor and outdoor recreation facilities and development of new park and recreation areas,

- Small Community Development Projects
 - Provide a municipal applicant with a population of 5,000 or less with an alternate method of funding for rehabilitation and development of minor indoor and basic outdoor park, recreation and conservation areas and facilities
- o Amounts
 - Varies with the requested activity
 - Planning grants
 - Typically \$50,000 or less
 - Land acquisition and construction grants
 - Range from \$150,000 to \$200,000
 - Small Community Development Projects –
 - Initial \$20,000 in grant funding provided must be used to purchase materials only and approved professional design fees.
 - Additional grant funds of up to \$20,000 used to cover all other eligible costs and other costs such as labor and/or equipment.
 - Maximum grant under this project type is \$40,000
- o Terms and Conditions
 - A 50 percent match is required, except for some technical assistance grants and projects eligible as Small Community Development Projects
 - Small Community Development Projects
 - Grants can be supported up to 100 percent for initial material costs and professional design fees for recreation facilities
 - Additional grant funds require 50 percent match by the municipalities local cash or non-cash contribution
 - Applicants may submit one application per project type per grant cycle and no more than two applications per grant cycle
 - It is strongly recommended that all applicants contact their Regional Recreation and Park Advisor to discuss their proposed project and the program application requirements prior to submitting an application.
- o Eligibility
 - Municipalities are the only eligible applicants
- o Where to Apply
 - Grant Cycle Announcement – mid-May
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- Pennsylvania Coastal Zone Management Program (CZM) [Pennsylvania Department of Environmental Protection (DEP) and U.S. Department of Commerce National Oceanic and Atmospheric Administration (NOAA)]
 - Eligible Uses as it pertains to this phase
 - Public Access for Recreation (Efforts required to meet the public need for boating, fishing, walking, picnicking, sightseeing and other recreational pursuits associated with the waterfront)
 - Plans, studies or other projects to provide public access for recreational use of docks, piers and wharves
 - Preparation of designs, engineering plans and specifications for coastal recreational sites owned or legally controlled by a 'government' applicant
 - Construction projects for recreational access facilities
 - Amounts
 - Generally, a \$50,000 grant limit is imposed on any single project
 - Applicants with proposals requiring more than \$50,000 in grant funding should discuss possible funding alternatives with the state program staff before making application
 - Terms and Conditions
 - Each dollar of Coastal Zone Management Program funds must be matched by at least one dollar from cash or non-cash sources.
 - Matching funds may be from local sources or by another state or private grant. Funds contributed by another federal grant program may not be applied as local matching funds.
 - Construction or acquisition projects must be located within a Geographic Area of Particular Concern (GAPC)

- Land acquisition applications require a completed appraisal conducted by a state-certified general real estate appraiser. The cost of the appraisal is an eligible expense and may be reimbursed on a 50/50 matching basis but must be approved at the state and federal levels.
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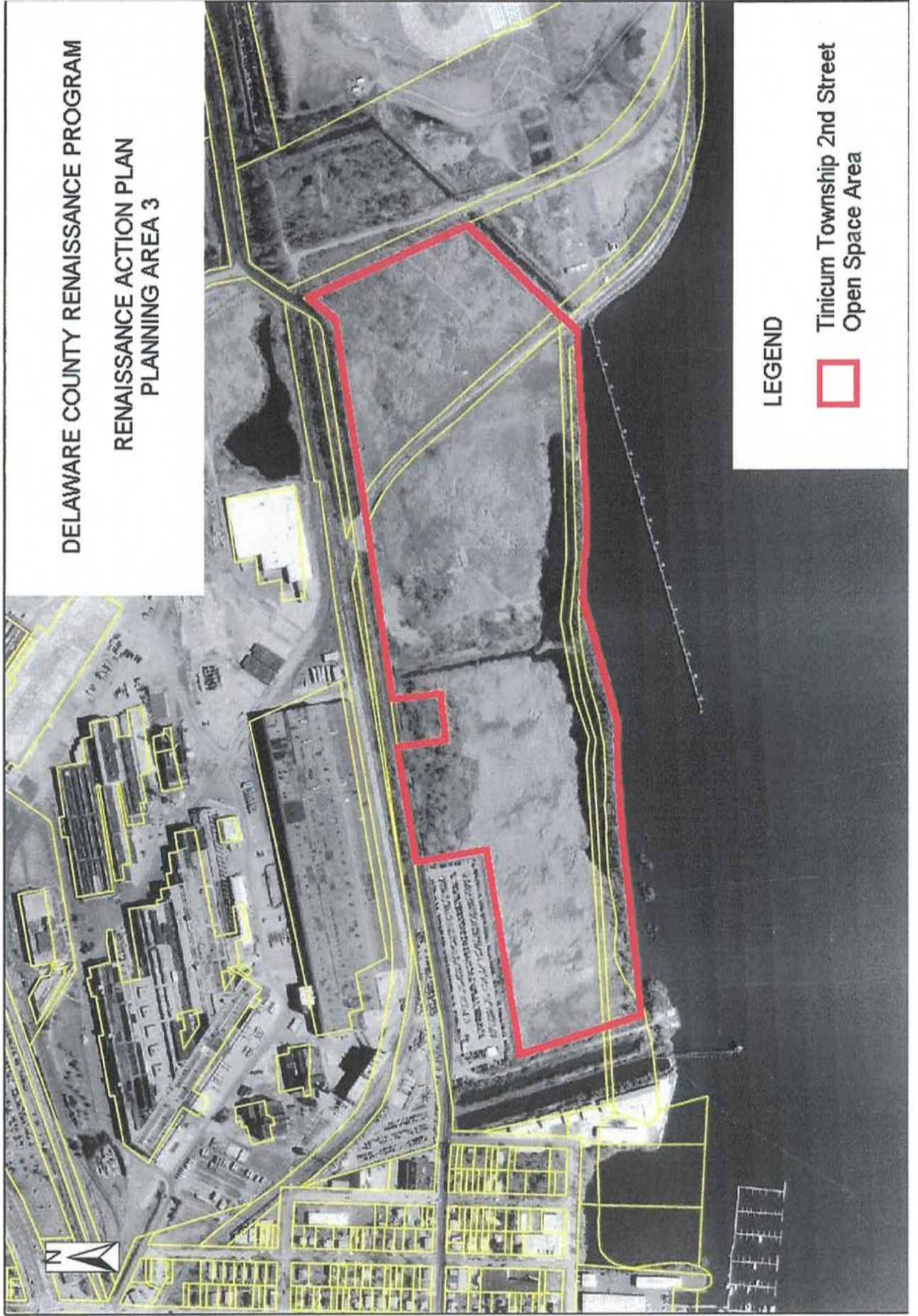
□ Tinicum Township's General Budget

Secondary Funding Sources:

- Land and Water Conservation Fund (LWCF) [U.S. Department of the Interior through the National Park Service (NPS) and Pennsylvania Department of Conservation and Natural Resources (DCNR)]
 - Eligible Uses as it pertains to this phase
 - Acquisition and development of public outdoor recreation areas and facilities
 - Amounts
 - Determined by State administrating agency
 - Terms and Conditions
 - Requires local matching funds
 - Property must be maintained perpetually in public recreation use.
 - Eligibility
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 - Where to Apply
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Phase Interface: This property contains a large amount of waterfront frontage. This phase will be an asset to the overall project of developing public waterfront recreational uses, which are presently limited in this area.

DELAWARE COUNTY RENAISSANCE PROGRAM
RENAISSANCE ACTION PLAN
PLANNING AREA 3



LEGEND

-  Tincum Township 2nd Street
-  Open Space Area

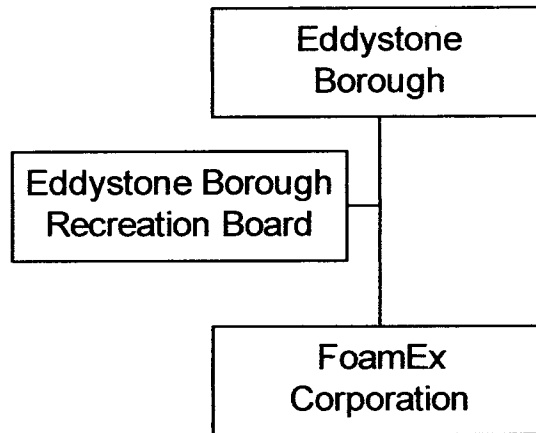
PROJECT 1

PHASE 4:

**FOAMEX PROPERTY
(EDDYSTONE BOROUGH)**

Organization Chart:

Phase 4 Responsibilities



Phase 4 Schedule:

Sub-Phase Number	Sub-Phase Name	Months
1-4-1	Negotiate for purchase of the FoamEx undeveloped property	3
1-4-2	Preliminary Improvements to FoamEx property	3
1-4-3	Develop master site plan for improvements to the property, including alternate access to the property	9
1-4-4	Improvements to FoamEx property	9

Cost Estimate:

Sub-Phase Number	Sub-Phase Name	Cost Estimate
1-4-1	Negotiate for purchase of the FoamEx undeveloped property	\$1,500 - \$2,250
1-4-2	Preliminary Improvements to FoamEx property	\$5,000 - \$7,500
1-4-3	Develop master site plan for improvements to the property, including alternate access to the property	\$50,000 - \$65,000
1-4-4	Improvements to FoamEx property	\$400,000 - \$500,000

Project Detail:

Eddystone Borough has previously identified a potential waterfront area that they would like to acquire and improve for recreational purposes. In the *Eddystone Borough Revitalization Study*, prepared by the



Delaware Valley Regional Planning Commission in June 1990, representatives of the Borough of Eddystone indicated that there was a concern regarding the lack of public access to the Delaware River. In the 'Summary and Recommendations' section of the document, it was suggested that the development community and the Borough work together "to provide passive and active recreational opportunities" and that they should "investigate the possibility of working with FoamEx Corporation to obtain public access to and use of the company's currently unused waterfront".



According to Borough of Eddystone Renaissance Planning Area 3 Task Force members, FoamEx Corporation has indicated that they

would be willing to sell the underdeveloped portion of its property between the Delaware River and its facility to the borough for One Dollar (\$1.00).

In Eddystone Borough, there are currently two (2) partial parcels of vacant land along the Delaware River that are owned by private corporations and could be utilized as passive or active recreational facilities. These are:

- 1) the former ABM Eddystone Superfund site (also known as Wade Superfund site), located off Route 291 behind York Paper Corporation, and
- 2) the FoamEx Corporation land.

The roadblock to the development of these parcels has been adequate and safe access through and around the industrial facilities. There are three (3) current alternatives for access to the open space areas along the Delaware River, each with an obstacle:

- There is currently a private road on the east side of the York Paper property that provides access to Route 291 between sev-

eral industrial buildings and extends to the former ABM Eddystone Superfund site.

- Access to the open space behind FoamEx could be obtained from the ABM Eddystone Superfund site. However, the existing linkage goes behind the York Paper Corporation buildings and between other industrial buildings on the FoamEx property. There is a lagoon on the southeast corner of the FoamEx property that may prevent construction of a new roadway to the south of the industrial buildings.
- Access from 2nd Street between the Penn Terminals property and the FoamEx property. There is an existing roadway at this location, which appears to be used by tractor-trailers accessing the various industrial buildings on the property. In addition, the distance between the buildings on each of the properties is very narrow for two-way traffic. Therefore, a permanent easement may need to be acquired to expand the road width onto the Penn Terminal property.

Primary Funding Sources:

- Delaware County Renaissance Program
- Growing Greener Community Conservation Partnership Grant Program - Community Grant Program [Pennsylvania Department of Conservation and Natural Resources (DCNR)]
 - Eligible Uses as it pertains to this phase
 - Acquisition
 - Purchase of land for park, recreation and conservation purposes, including new areas, inholdings, or expansion of existing sites.
 - Master Site Plans
 - Design the proposed development of a neighborhood, community or regional park.
 - Park Rehabilitation and Development
 - Rehabilitation of existing parks, indoor and outdoor recreation facilities and development of new park and recreation areas,
 - Small Community Development Projects
 - Provide a municipal applicant with a population of 5,000 or less with an alternate method of funding for rehabilitation and development of minor indoor and basic outdoor park, recreation and conservation areas and facilities
 - Amounts
 - Varies with the requested activity
 - Planning grants

- Typically \$50,000 or less
 - Land acquisition and construction grants
 - Range from \$150,000 to \$200,000
 - Small Community Development Projects –
 - Initial \$20,000 in grant funding provided must be used to purchase materials only and approved professional design fees.
 - Additional grant funds of up to \$20,000 used to cover all other eligible costs and other costs such as labor and/or equipment.
 - Maximum grant under this project type is \$40,000
- o Terms and Conditions
 - A 50 percent match is required, except for some technical assistance grants and projects eligible as Small Community Development Projects
 - Small Community Development Projects
 - Grants can be supported up to 100 percent for initial material costs and professional design fees for recreation facilities
 - Additional grant funds require 50 percent match by the municipalities local cash or non-cash contribution
 - Applicants may submit one application per project type per grant cycle and no more than two applications per grant cycle
 - It is strongly recommended that all applicants contact their Regional Recreation and Park Advisor to discuss their proposed project and the program application requirements prior to submitting an application.
- o Eligibility
 - Municipalities are the only eligible applicants
- o Where to Apply
 - Grant Cycle Announcement – mid-May
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 - Eligible Uses as it pertains to this phase
 - Public Access for Recreation (Efforts required to meet the public need for boating, fishing, walking, picnicking, sightseeing and other recreational pursuits associated with the waterfront)
 - Land acquisition of coastal properties, (including real estate appraisals), to improve or provide for public recreational access or open-space preservation
 - Plans, studies or other projects to provide public access for recreational use of docks, piers and wharves
 - Preparation of designs, engineering plans and specifications for coastal recreational sites owned or legally controlled by a 'government' applicant
 - Construction projects for recreational access facilities
 - Amounts
 - Generally, a \$50,000 grant limit is imposed on any single project
 - Applicants with proposals requiring more than \$50,000 in grant funding should discuss possible funding alternatives with the state program staff before making application
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Secondary Funding Sources:

- Land and Water Conservation Fund (LWCF) [U.S. Department of the Interior through the National Park Service (NPS) and Pennsylvania Department of Conservation and Natural Resources (DCNR)]
 - o Eligible Uses as it pertains to this phase
 - Acquisition and development of public outdoor recreation areas and facilities

- Purchase land, water and wetlands
- o Amounts
 - Determined by State administrating agency
- o Terms and Conditions
 - Requires local matching funds
 - Property must be maintained perpetually in public recreation use.
- o Eligibility
 - State and local governments
- o Where to Apply
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Fran Rubert
(215-560-1183 or frubert@state.pa.us)

Phase Interface: This property contains a large amount of waterfront frontage. This phase will be an asset to the overall project of developing public waterfront recreational uses, which are presently limited in this area.

Project 2

PHASED PROJECT

INDUSTRIAL CORRIDOR DEVELOPMENT AND REDEVELOPMENT

Summary Project Information:

Priority Level: HIGH

Project Benefit: Direct Benefit:
 Eddystone Borough
 Ridley Township
 Tincum Township

Indirect Benefit:

The residents of Delaware County and the entire Delaware Valley would also benefit indirectly through the availability of additional jobs and economic activity.

Project Goals: This project will revitalize the industrial corridor along Route 291 in and through Eddystone Borough, Ridley Township, and Tincum Township through the redevelopment of Tincum Industrial Park, the development of the corridor as a technology hub, and removing barriers to access. This project will work to achieve Renaissance Planning Area 3's Goal A "Build a high quality sustainable economic environment that would serve the industry and commerce of the area, including the area's workforce." The following objectives would also be met:

1. Increase economic development in the area that would generate business and tax revenue
2. Develop and/or redevelop industrial properties and industrial parks
3. Encourage business retention, attraction, and promotion
4. Promote a high quality mix of commercial and industrial businesses
5. Utilize highly trained/skilled workforce
6. Develop the area as a destination

Project Description: This project aims to redevelop the industrial corridor through several diverse means; 1) Industrial Corridor Design; 2) Industrial Access and Signage Improvements; 3) developing the corridor into a technology hub; and 4) development of the Industrial Heritage Corridor trail and parkway.

Cost Estimate: \$2,175,000

Project Schedule:

Phase Number	Phase Name	Months
1	Industrial Corridor Design	12
2	Access Improvements to the Tincum Industrial Park	18
3	Signage and Identity Improvements	12
4	Redevelopment Plan for Tincum Industrial Park	14
5	Water and Sewer Utility Improvements and Expansion	12

Implementation Strategy:

The project is designed to cause to redevelopment of the Industrial Corridor. Issues need to be analyzed, improvements need to be implemented, and an Official Plan needs to be constructed. Each phase of the project is interrelated and builds on the previous phase.

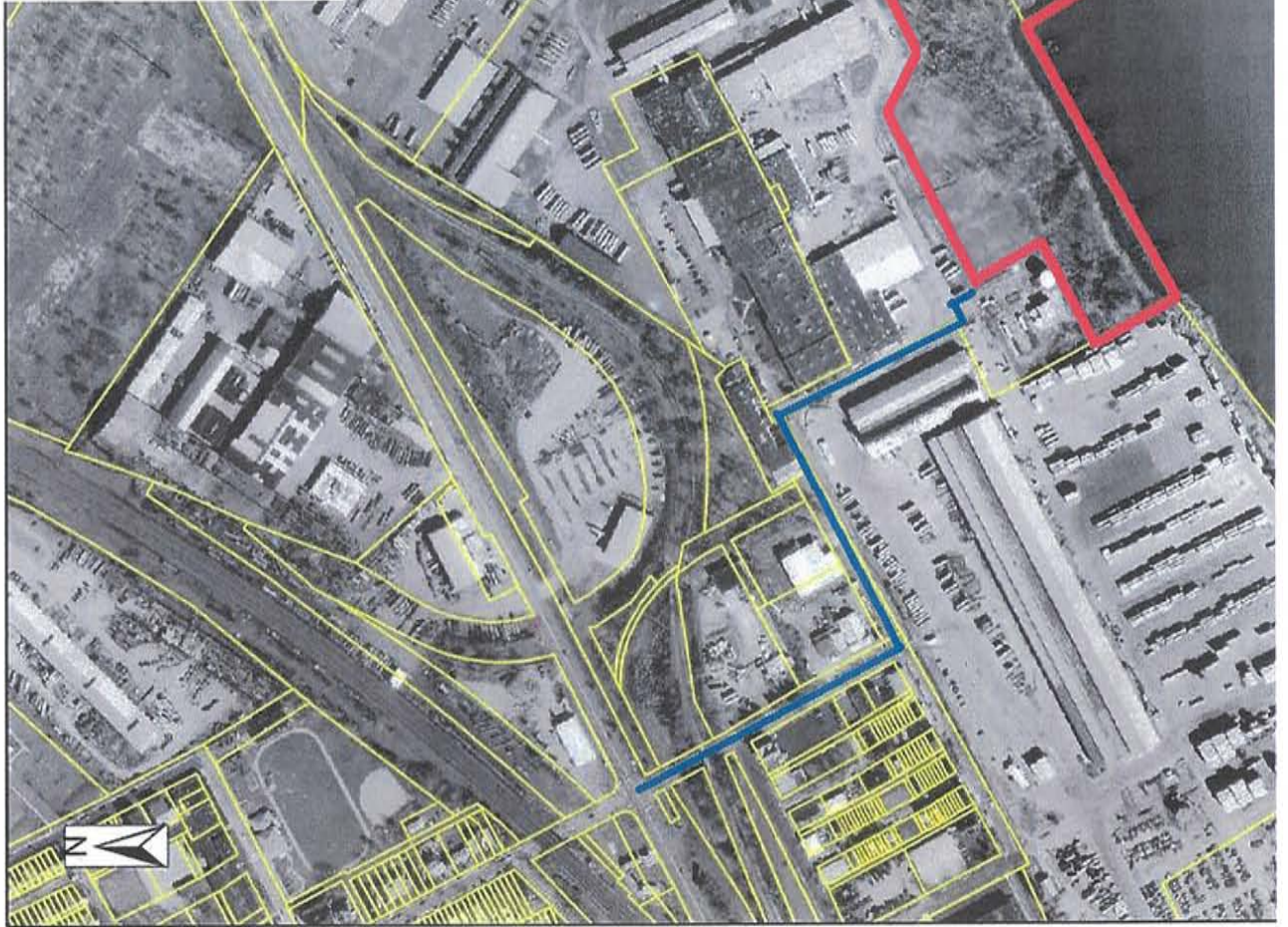
The COG's Industrial Corridor Task Force should be coordinate the project and act as the contracts administrator.

Funding for this project may include the following:

- Delaware County Renaissance Program
- Congestion Mitigation and Air Quality Improvement Program (CMAQ) – [Pennsylvania Department of Transportation (PennDOT)]
- Community Development Block Grant (CDBG)
- PA Communities of Opportunity Program (COP)

DELAWARE COUNTY RENAISSANCE PROGRAM

RENAISSANCE ACTION PLAN
PLANNING AREA 3



LEGEND

□ FoamEx Property
(Potential Recreational Use)

— Potential Access from
Route 291

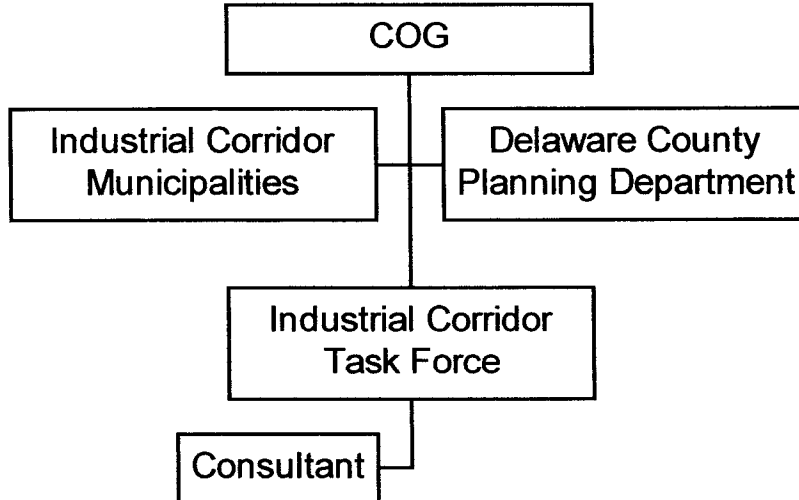
Project 2

Phase 1:

INDUSTRIAL CORRIDOR DESIGN

Organizational
Chart:

Phase 1 Responsibilities



Phase Schedule:

Phase Number	Phase Name	Months
1-1	COG creates Industrial Corridor Task Force	2
1-2	Task Force to produce RFP for Consultant	2
1-3	Hire Consultant	2
1-4	Consultant to Develop Corridor Design	6

Cost Estimate: \$50,000

Phase Detail: An Industrial Corridor Planning Task Force (ICTF) should be formed to coordinate the planning and implementation activities within the corridor.

An Industrial Corridor Design that will form the basis of the development and redevelopment within the corridor.

The Industrial Corridor Design will research and analyze the following issues within the corridor:

- Municipal zoning districts and ordinances
- Municipal subdivision/land development regulations
- State and federal land use policies
- Other land use regulations

The Consultant will make recommendations for changes in land use regulations to encourage certain development and redevelopment activities within the corridor.

Design Scenario:

There are very few places in Pennsylvania that can hold themselves out as “technology hubs” or “high tech corridors.” The Great Valley area in Chester County and the Airport Corridor in Allegany County are two examples of areas that have been successful at attracting technology-based businesses.

The Industrial Corridor along Route 291 provides a good opportunity to begin to attract technology-based business and industry to Delaware County. The infrastructure that was once put in place for the heavy industry in the early part of the 20th century still can serve as the infrastructure for the new high-tech businesses. The roads, bridges, water, sewer, electricity, and gas are all crucial to tech-based businesses, as well as heavy industry. That infrastructure is already built in the Route 291 corridor, unlike a virgin field in the outer suburbs.

The corridor also has large tracts of land to be developed. There are also tracts to be redeveloped, as in the former EPA Superfund site (now clean) ABM Eddystone/ Wade tract in Eddystone Borough.

Partnering with established technology or communication companies like Verizon, Comcast, or SAP could also provide the corridor with additional benefits for a company looking for synergistic relationships.

Primary Funding Sources:

- Delaware County Renaissance Program
- Economic Development Support for Planning Organizations, US Department of Commerce, Economic Development Administration

The purpose of these grants are to help States, sub-state planning units, Indian Tribes and/or local governments strengthen economic development planning capability and formulate and establish comprehensive economic development, process and strategies designed to reduce unemployment and increase incomes.

- o Eligibility
Eligible recipients are Economic Development Districts; Indian tribes; units of State and local governments; States; institutions of higher education; and public or private nonprofit organizations.

- o Eligible Uses
Projects are for the purpose of supporting staff to undertake comprehensive economic development strategies and planning by Economic Development Districts, Indian tribes, States, sub-states areas, cities and counties

- o Application
Submit a letter of interest, a statement of distress, and a proposed work program not to exceed ten pages. Assistance in the preparation of a formal application may be requested from EDA Staff. The standard application form SF-424, as furnished by EDA and required by 15 CFR, Part 24, "Grants and Cooperation Agreements with State and Local Governments, must be used for this program.

Following invitation by the Agency, submit a formal application to the appropriate EDA Regional office and a copy to the EDA Economic Development Representative for the State. Applications must be cleared by the State's Intergovernmental Review Process as authorized under Executive Order 12372.

Web Site Address: <http://www.doc.gov/eda/>

- o Terms

This program has no statutory formula and no legal or administrative regulations or prescribed factors to be used to allocate funds among eligible applicants. The Federal share may be 50 percent of the total project cost and the required local share must be obtained from nonfederal sources in the form of cash and/or in-kind contributions. An eligible applicant may request a supplementary grant in excess of 50 percent if it meets the criteria established in 13 CFR 301.4(b) or 13 CFR 306.3(b) as appropriate.

Generally the projects can be phased up to 12 months. Funds are released in two payments over the course of the grant period. Aids the long-range economic development of areas with severe unemployment and low family income problems; helps to create an environment where higher paying lucrative jobs are created; and creates new, permanent jobs.

Secondary Funding Sources:

- Community Development Block Grant Program (CDBG)
- PA Communities of Opportunity Program (COP)

This program provides state-funded grants for community revitalization and economic development activities that occur on a local level. Specifically the program assists communities in becoming competitive for business retention, expansion and attraction. It also funds projects that assist with community revitalization for housing and low-income housing.

- o Eligibility

Local governments, redevelopment authorities, housing authorities, and non-profits on a case-by-case basis

- o Eligible Uses

Community revitalization and economic development and/or the development or rehabilitation of housing.

- o Where to Apply

Aldonia Kartorie at 717-720-7409 or email akartorie@state.pa.us.

- o Grant Amounts

There is no minimum or maximum amount and grants average between \$150,000 to \$200,000.

PA Land Use Planning and Technical Assistance Program (LUPTAP)

This program provides grant funds for the preparation of community comprehensive plans and the ordinances to implement them. It promotes cooperation between municipalities in making sound land use decisions that follow or adhere to the Governor's Executive Order on Land Use.

Eligibility

Priority is given to any county government acting on behalf of its municipalities, any group of two or more municipalities, or a body authorized to act on behalf of two or more municipalities.

Eligible Uses

Preparing and updating of comprehensive community development plans, policies and implementing mechanisms such as zoning ordinances, subdivision regulations, functional plans such as downtown revitalization, water resource plans and land development regulations.

Where to Apply

Kerry Wilson at 1-888-223-6837 or email kerwilson@state.pa.us.

Grant Amounts and Terms

Applicants are to provide a minimum of 50% match consisting of cash or in-kind services. There are no minimum or maximum amounts. Contracts for assistance are generally given for a two to three year period.

Implementation Strategy:

The project is designed to cause to redevelopment of the Industrial Corridor. Issues need to be analyzed, improvements need to be implemented, and an Official Plan needs to be constructed. Each phase of the project is interrelated and builds on the previous phase.

The COG's Industrial Corridor Task Force should be coordinate the project and act as the contracts administrator.

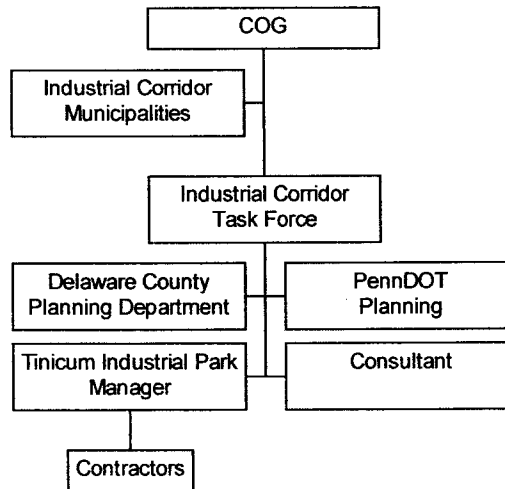
Project 2

Phase 2:

ACCESS IMPROVEMENTS TO TINICUM INDUSTRIAL PARK

Organizational Chart:

Phase 2 Responsibilities



Phase Schedule:

Phase Number	Phase Name	Months
2-1	Short-term improvements to Entrance to Tincum Industrial Park	3
2-2	Design New Entrance to TIP	6
2-3	Construct New Entrance to TIP	6
2-4	Internal Access Improvements	3

Cost Estimate: \$500,000 - \$1,000,000

Project Detail: Many of the industrial parks and properties in the corridor have transportation and pedestrian access impediments that make the sites less attractive for development and redevelopment. Developers often want to develop new industrial parks on virgin ground, as impediments often cost more money to resolve than does building new industrial parks. Thus, it becomes important to remove any impediments that may stand in the way of redevelopment of the corridor's industrial parks and sites.

An airport parking lot and a building block the entrance to The Tincum Industrial Park from Route 291. The entrance was closed by a developer that didn't plan on utilizing the access point to and from Route 291. That developer is no longer the owner of the park, however, and the closed entrance is an impediment of the redevelopment of the park. The current access to the park utilizes two undersized streets (Jansen Avenue to Island Road). If the main access point were reopened or another entrance were designed, the park may be easier to redevelop.



The COG through the Industrial Corridor Task Force would facilitate

communications between the Tincum Industrial Park and the Township and other stakeholders, and provide technical assistance to all parties.

There may be some improvements to the current entrance to the TIP that could be accomplished in the near-term that would improve the access and thereby improve the marketability of the TIP.

A new access point from Route 291 may be designed, engineered, and constructed to better serve the Tincum Industrial Park, its current tenants, the future viability of the TIP, and Tincum Township.

In addition, there may be internal access issues that could be resolved with some improvements at the same time.

Finally, the COG through the Industrial Corridor Task Force could secure funding for the project.

Primary Funding Sources:

- Delaware County Renaissance Program
- Congestion Mitigation and Air Quality Improvement Program (CMAQ) – [Pennsylvania Department of Transportation (PennDOT)]
The primary purpose of the Congestion Mitigation and Air Quality Improvement Program (CMAQ) is to fund projects and programs in air quality nonattainment and maintenance areas

for ozone, carbon monoxide (CO), and small particulate matter (PM-10) which reduce transportation related emissions.

o Eligibility

Except as provided in subsection (c), a State may obligate funds apportioned to it under section 104(b)(2) for the congestion mitigation and air quality improvement program only for a transportation project or program if the project or program is for an area in the State that is or was designated as a nonattainment area for ozone, carbon monoxide, or particulate matter under section 107(d) of the Clean Air Act (42 U.S.C. 7407(d)) and classified pursuant to section 181(a), 186(a), 188(a), or 188(b) of the Clean Air Act (42 U.S.C. 7511 (a), 7512(a), 7513(a), or 7513(b)) or is or was designated as a nonattainment area under such section 107(d) after December 31, 1997, and -

(1)(A) if the Secretary, after consultation with the Administrator of the Environmental Protection Agency, determines on the basis of information published by the Environmental Protection Agency pursuant to section 108(f)(1)(A) of the Clean Air Act (other than clause (xvi) of such section), that the project or program is likely to contribute to-

(i) the attainment of a national ambient air quality standard; or (ii) the maintenance of a national ambient air quality standard in a maintenance area;

(B) in any case in which such information is not available, if the Secretary, after such consultation, determines that the project or program is part of a program, method, or strategy described in such section;

(2) if the project or program is included in a State implementation plan that has been approved pursuant to the Clean Air Act and the project will have air quality benefits;

(3) the Secretary, after consultation with the Administrator of the Environmental Protection Agency, determines that the project or program is likely to contribute to the attainment of a national ambient air quality standard, whether through reductions in vehicle miles traveled, fuel consumption, or through other factors; or

(4) to establish or operate a traffic monitoring, management, and control facility or program if the Secretary, after consultation with the Administrator of the Environmental Protection Agency, determines that the facility or program is likely to contribute to the attainment of a national ambient air quality standard; or

(5) if the program or project improves traffic flow, including projects to improve signalization, construct high occupancy

vehicle lanes, improve intersections, and implement intelligent transportation system strategies and such other projects that are eligible for assistance under this section on the day before the date of enactment of this paragraph.

TEA-21 expanded the areas that are eligible to receive CMAQ funding to include:

- PM-10 nonattainment and maintenance areas
- areas designated as nonattainment under the 1997 revised air quality standards.

o Eligible Uses

Eligibility information on activities and projects and program areas is provided below, together with any restrictions. All possible requests for CMAQ funding are not covered; this section provides particular cases where guidance can be given and rules of thumb applied to assist decisions regarding CMAQ eligibility.

1. Transportation Activities in an Approved SIP or Maintenance Plan: Transportation activities in approved SIPs and maintenance plans are likely to be eligible activities and, if so, must be given the highest priority for CMAQ funding. Their air quality benefits will generally have already been documented. If not, such documentation is necessary before CMAQ funding can be approved. Further, the transportation improvement must contribute to the specific emission reductions necessary to bring the area into attainment.

2. Transportation Control Measures: The TCMs included in 42 U.S.C. §7408(f)(1) are the kinds of projects intended by the TEA-21 for CMAQ funding, and generally satisfy the eligibility criteria. As above, and consistent with the statute, air quality benefits for TCMs must be determined and documented before a project can be considered eligible. One CAA TCM, xvi - programs to encourage removal of pre-1980 vehicles is specifically excluded from the CMAQ program by the TEA-21 legislation. Eligible TCMs are listed below as they appear in 42 U.S.C. §7408 (f)(1).

(i) programs for improved public transit;

(ii) restriction of certain roads or lanes to, or construction of such roads or lanes for use by, passenger buses or HOV;

(iii) employer-based transportation management plans, including incentives;

(iv) trip-reduction ordinances;

(v) traffic flow improvement programs that achieve emission reductions;

- (vi) fringe and transportation corridor parking facilities serving multiple-occupancy vehicle programs or transit service;
- (vii) programs to limit or restrict vehicle use in downtown areas or other areas of emission concentration particularly during periods of peak use;
- (viii) programs for the provision of all forms of high-occupancy, shared-ride services;
- (ix) programs to limit portions of road surfaces or certain sections of the metropolitan area to the use of non-motorized vehicles or pedestrian use, both as to time and place;
- (x) programs for secure bicycle storage facilities and other facilities, including bicycle lanes, for the convenience and protection of bicyclists, in both public and private areas;
- (xi) programs to control extended idling of vehicles;
- (xii) reducing emissions from extreme cold-start conditions (newly eligible);
- (xiii) employer-sponsored programs to permit flexible work schedules;
- (xiv) programs and ordinances to facilitate non-automobile travel, provision and utilization of mass transit, and to generally reduce the need for SOV travel, as part of transportation planning and development efforts of a locality, including programs and ordinances applicable to new shopping centers, special events, and other centers of vehicle activity;
- (xv) programs for new construction and major reconstructions of paths, tracks or areas solely for the use by pedestrian or other non-motorized means of transportation when economically feasible and in the public interest. For purposes of this clause, the Administrator shall also consult with the Secretary of the Interior; and
- (xvi) programs to encourage remove of pre-1980 vehicles (EXCLUDED FROM ELIGIBILITY).

3. Extreme Low-Temperature Cold Start Programs: Projects intended to reduce emissions from extreme cold-start conditions are now eligible for CMAQ funding. This TCM is listed in 42 U.S.C. §7408 (f)(1) and was heretofore excluded from eligibility for CMAQ funding. Examples of such projects include:

- Retrofitting vehicles and fleets with water and oil heaters; and
- Installing electrical outlets and equipment in publicly-owned garages or fleet storage facilities (see also section below on public-private partnerships for a possible expansion to privately-owned equipment and facilities).

4. Public-Private Partnerships: The TEA-21 provides greater access to CMAQ funds for projects which are cooperatively implemented under agreements between the public and private sectors and/or non-profit entities. The new statutory language leads to several important changes regarding the eligibility of joint public-private initiatives. Nevertheless, it remains the responsibility of the cooperating public agency to apply for CMAQ funds through the metropolitan planning process and to oversee and protect the investment of Federal funds in a public-private partnership.

□ PA Industrial Development Authority (PIDA)

Low-interest loan financing through Industrial Development Corporations for land and building acquisition, construction and renovation, resulting in the creation or retention of jobs.

o Eligibility

Job Creation Loans: Manufacturing, Industrial, Research and development, Agricultural processors, Firms establishing a national or regional headquarters, Computer/clerical operation centers

Job Retention Loans: Above firms that meet certain wage thresholds in that county

o Eligible Uses

Land and building acquisition, Building construction and renovation, Industrial park development, Multi-tenant spec building construction, acquisition and renovation

o Where to Apply

Local Industrial Development Corporations

o Amounts

Loans up to \$1.25 million (within Enterprise Zones, Act 47 municipalities, Brownfield Sites, and Keystone Opportunity Zones, \$1.75 million). No more than 30% to 70% of total eligible project costs, depending upon firm size and unemployment rate. Brownfield sites and those in an Act 47 municipality, Enterprise Zone, Keystone Opportunity Zone or Advanced Technology projects qualify for 3% interest rate

o Terms

3% to 5% interest rate, depending upon local unemployment rate. Refer to list of Participation and Interest Rates. Up to 15-year term on land and buildings. No less than a second mortgage on financed assets. Disbursement to applicant based upon reimbursable expenses. \$25,000 cost per job created or retained

Secondary Funding Sources:

PA Infrastructure Development Program

Grant and low-interest loan financing for public and private infrastructure improvements.

o Eligibility

Municipalities, industrial development authorities and corporations, municipal authorities, redevelopment authorities and local development districts may apply for IDP assistance on behalf of eligible private companies engaged in the following enterprises: agriculture, industrial, manufacturing, research and development, and export services or real estate developers who are developing sites for eligible private companies

o Eligible Uses

Transportation facilities and airports, clearing and preparation of land and environmental remediation, water and sewer systems, energy facilities, parking facilities, storm sewers, bridges and waterways, rail facilities, port facilities, telecommunications infrastructure. At former industrial sites only: land and building acquisition, construction and renovation by private developers.

o Where to Apply

PA DECD 1-888-223-6837

o Loan and Grant Amounts

Loans and grants up to \$1.25 million
No more than 20% of the annual appropriation for a single municipality. No more than 10% of the annual appropriation will be loaned or granted to applicant for speculative green-field projects not involving private companies

o Terms

Grants for public infrastructure. Loans to private businesses at 3% interest rate. Up to 15-year term
2:1 private to public match required. \$25,000 cost per job to be created within five years with a minimum of 10 new full-time equivalent jobs (whichever is greater)

Community Development Block Grant (CDBG)

The program's goal is to enable local governments to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons

o Eligibility

Local governments that are not designated by HUD as urban counties or entitlement municipalities.

o Eligible Uses

CDBG funding may be used for (not limited to): Acquisition of real property, relocation and demolition, rehabilitation of residential and nonresidential structures, construction of public facilities and improvements, such as water and sewer facilities, streets, and neighborhood centers, and the conversion of schools for eligible purposes, handicap access to public buildings, streets, curbs and sidewalks, historic preservation, planning and fair housing. In addition, CDBG funds may be used to pay for public services within certain limits, and for activities relating to energy conservation and renewable energy resources. The County can also provide assistance to profit motivated businesses to carry out economic development activities.

The types of activities that are generally ineligible include: buildings for the general conduct of government, political activities, certain income payments and construction of new housing.

- o Where to Apply
Delaware County Office of Housing and Community Development (610) 891-5425

Implementation Strategy:

The project is designed to cause to redevelopment of the Industrial Corridor. Issues need to be analyzed, improvements need to be implemented, and an Official Plan needs to be constructed. Each phase of the project is interrelated and builds on the previous phase.

The COG's Industrial Corridor Task Force should be coordinate the project and act as the contracts administrator.

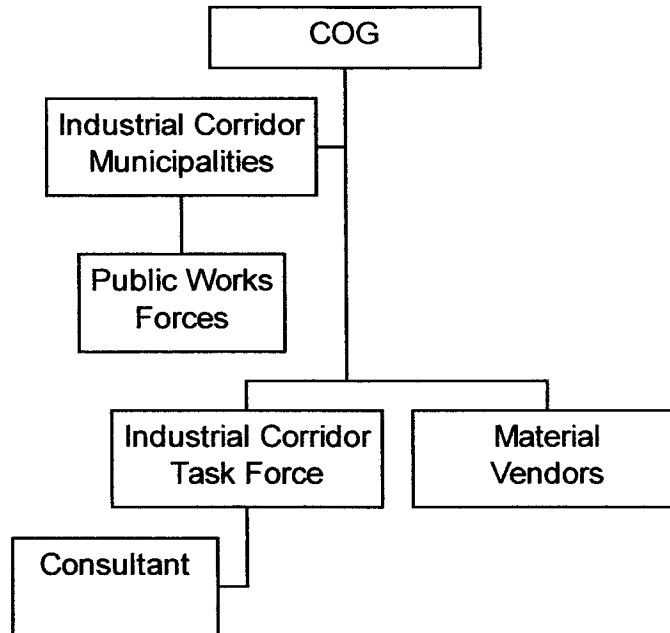
Project 2

Phase 3:

SIGNAGE AND IDENTITY IMPROVEMENTS

Organizational
Chart:

Phase 3 Responsibilities



Phase Schedule:

Phase Number	Phase Name	Months
3-1	Hire Marketing Consultant	2
3-2	Create Marketing Identity for Industrial Corridor	4
3-3	Develop Corridor Identification Signs and Banners	3
3-4	Install Signs and Banners	3

Cost Estimate: \$50,000 plus in-kind services

Project Detail: The Industrial Corridor suffers from a lack of identity. Developers find it difficult to develop or redevelop in area, due to the lack of visibility and the complexity in attracting industries. Location is still the key factor in many businesses.

The Industrial Corridor Task Force should hire a Marketing Consultant that will develop an identity for the corridor with an identifiable logo. The logo could be applied to signs, banners, and marketing information. It could also be applied to municipal and

business letterheads of those companies and municipalities within the Industrial Corridor.

The signs and banners could be installed on poles throughout the Industrial Corridor by municipal forces. A motorist driving through the corridor should be aware at all times that they are in the Industrial Corridor... "where work gets done."

Funding Sources:

Delaware County Renaissance Program

Community Development Block Grant (CDBG)

The program's goal is to enable local governments to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons

o Eligibility

Local governments that are not designated by HUD as urban counties or entitlement municipalities.

o Eligible Uses

CDBG funding may be used for (not limited to): Acquisition of real property, relocation and demolition, rehabilitation of residential and nonresidential structures, construction of public facilities and improvements, such as water and sewer facilities, streets, and neighborhood centers, and the conversion of schools for eligible purposes, handicap access to public buildings, streets, curbs and sidewalks, historic preservation, planning and fair housing. In addition, CDBG funds may be used to pay for public services within certain limits, and for activities relating to energy conservation and renewable energy resources. The County can also provide assistance to profit motivated businesses to carry out economic development activities.

The types of activities that are generally ineligible include: buildings for the general conduct of government, political activities, certain income payments and construction of new housing.

o Where to Apply

Delaware County Office of Housing and Community Development (610) 891-5425

**Implementation
Strategy:**

The project is designed to cause to redevelopment of the Industrial Corridor. Issues need to be analyzed, improvements need to be implemented, and an Official Plan needs to be constructed. Each phase of the project is interrelated and builds on the previous phase.

The COG's Industrial Corridor Task Force should be coordinate the project and act as the contracts administrator.

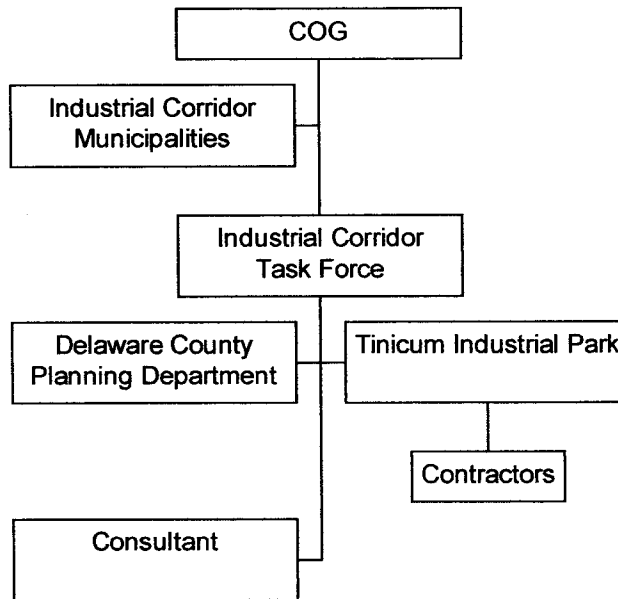
Project 2

Phase 4:

**REDEVELOPMENT PLAN FOR
TINICUM INDUSTRIAL PARK**

Organizational Chart:

Phase 4 Responsibilities



Phase Schedule:

Phase Number	Phase Name	Months
5-1	Hire Consultant for Redevelopment	2
5-2	Create an Official Redevelopment Plan	9
5-3	Leverage Additional Funds	3

Cost Estimate: \$75,000

Project Detail:

There are a number of properties and buildings in the Industrial Corridor that are currently vacant or underutilized that have been previously developed as industrial sites. There are also several undeveloped properties in the corridor that are undeveloped and could be utilized as industrial sites.

Development and/or redevelopment of these sites would bring jobs to the Industrial Corridor and, potentially, to a significant portion of Delaware County.

The infrastructure that was once put in place for the heavy industry in the early part of the 20th century can continue to serve as the

infrastructure for the newer industrial businesses. The roads, bridges, water, sewer, electricity, and gas are all crucial to industrial businesses. That infrastructure is already built in the Route 291 corridor, unlike a virgin field in the outer suburbs.



The corridor also has large tracts of land to be developed. There are also tracts to be redeveloped, as in the former EPA Superfund site (now clean) ABM Eddystone/ Wade tract in Eddystone Borough.

The focal point of the redevelopment activities may be with the Tincum Industrial Park. The TIP has many benefits to industries:

its proximity to the Philadelphia International Airport, quick on and off of I-95, easy access, to points up and down the East Coast, and a built infrastructure.

It may be that once the Tincum Industrial Park begins a renaissance, so will the remainder of the corridor. It could be the domino the set off the chair-reaction.

The COG through the Industrials Corridor Task Force should hire an Economic Development consultant who would prepare an official Redevelopment Plan. The Redevelopment Plan would be approved by the Tincum Township Board of Commissioners and would be used to leverage additional grant and loan funds to make improvements to the Tincum Industrial Park and for marketing of the site.

Primary Funding Sources:

Delaware County Renaissance Program

Community Development Block Grant (CDBG)

The program's goal is to enable local governments to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons

o Eligibility

Local governments that are not designated by HUD as urban counties or entitlement municipalities.

o Eligible Uses

CDBG funding may be used for (not limited to): Acquisition of real property, relocation and demolition, rehabilitation of residential and nonresidential structures, construction of public facilities and improvements, such as water and sewer facilities, streets, and neighborhood centers, and the conversion of schools for eligible purposes, handicap access to public buildings, streets, curbs and sidewalks, historic preservation, planning and fair housing. In addition, CDBG funds may be used to pay for public services within certain limits, and for activities relating to energy conservation and renewable energy resources. The County can also provide assistance to profit motivated businesses to carry out economic development activities.

The types of activities that are generally ineligible include: buildings for the general conduct of government, political activities, certain income payments and construction of new housing.

o Where to Apply

Delaware County Office of Housing and Community Development (610) 891-5425

Secondary Funding Sources:

PA Communities of Opportunity (DCED)

This program provides state-funded grants for community revitalization and economic development activities that occur on a local level. Specifically the program assists communities in becoming competitive for business retention, expansion and attraction. It also funds projects that assist with community revitalization for housing and low-income housing.

o Eligibility

Local governments, redevelopment authorities, housing authorities, and non-profits on a case by case basis.

- o Eligible Uses
Community revitalization and economic development and/or the development or rehabilitation of housing.
- o Where to Apply
Aldona Kartorie at 717-720-7409 or email akartorie@state.pa.us
- o Amounts
There is no minimum or maximum amount and grants average between \$150,000 to \$200,000.

Implementation Strategy:

The project is designed to cause to redevelopment of the Industrial Corridor. Issues need to be analyzed, improvements need to be implemented, and an Official Plan needs to be constructed. Each phase of the project is interrelated and builds on the previous phase.

The COG's Industrial Corridor Task Force should be coordinate the project and act as the contracts administrator.

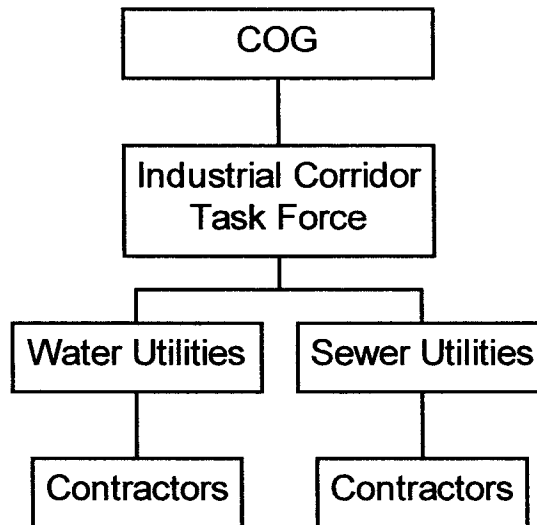
Project 2

Phase 5:

**WATER AND SEWER UTILITY
IMPROVEMENTS & EXPANSION**

Organizational Chart:

Phase 5 Responsibilities



Phase Timeline:

Phase Number	Phase Name	Months
4-1	Sewer Utility Improvements and Expansion	6
4-2	Water Utility Improvements and Expansion	6

Cost Estimate: \$1 million

Project Detail: As with all infrastructure, water and sewer utilities need to be rehabilitated and improved upon from time to time. Such is the case in the Route 291 corridor. The sewer and water systems are 60 to 70 years old and are currently in need to be rehabilitation.

In some cases, the utilities do need to be extended to serve areas not currently served (i.e. Tinicum Township's 2nd Street).

Primary Funding Sources:

Delaware County Renaissance Program

PennVest

Low-interest loans for design, engineering and construction of publicly and privately owned drinking water distribution and treatment facilities, storm water conveyance and wastewater treatment and collection systems

o Eligibility

Any owner or operator (public or private) of an existing or proposed drinking water or wastewater system
Any municipal owner of a storm water conveyance system

o Eligible Uses

Design, engineering and construction costs associated with publicly and privately owned drinking water distribution, storage and treatment facilities, storm water conveyance and wastewater collection, conveyance and treatment facilities

o Where to Apply

PENNVEST

www.pennvest.state.pa.us

o Amounts

Funding packages in amounts up to \$11 million per project for one municipality
Up to \$20 million for projects that include more than one municipality

Up to \$2 million for up front (5 year loan) design and engineering

Up to 100% of the eligible project costs

Average project size is \$1.5 million

o Terms

Interest rates range from 1% to 5%, depending upon the county/area to be served by the project and the resulting residential user rate.

Length of repayment is usually 20 years.

Disbursement made monthly based upon submitted invoicing and reimbursable expenses.

Secondary Funding Sources:

Community Development Block Grant (CDBG)

The program's goal is to enable local governments to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons

- o Eligibility
Local governments that are not designated by HUD as urban counties or entitlement municipalities.
- o Eligible Uses
CDBG funding may be used for (not limited to): Acquisition of real property, relocation and demolition, rehabilitation of residential and nonresidential structures, construction of public facilities and improvements, such as water and sewer facilities, streets, and neighborhood centers, and the conversion of schools for eligible purposes, handicap access to public buildings, streets, curbs and sidewalks, historic preservation, planning and fair housing. In addition, CDBG funds may be used to pay for public services within certain limits, and for activities relating to energy conservation and renewable energy resources. The County can also provide assistance to profit motivated businesses to carry out economic development activities.

The types of activities that are generally ineligible include: buildings for the general conduct of government, political activities, certain income payments and construction of new housing.
- o Where to Apply
Delaware County Office of Housing and Community Development (610) 891-5425

Implementation Strategy:

The project is designed to cause to redevelopment of the Industrial Corridor. Issues need to be analyzed, improvements need to be implemented, and an Official Plan needs to be constructed. Each phase of the project is interrelated and builds on the previous phase.

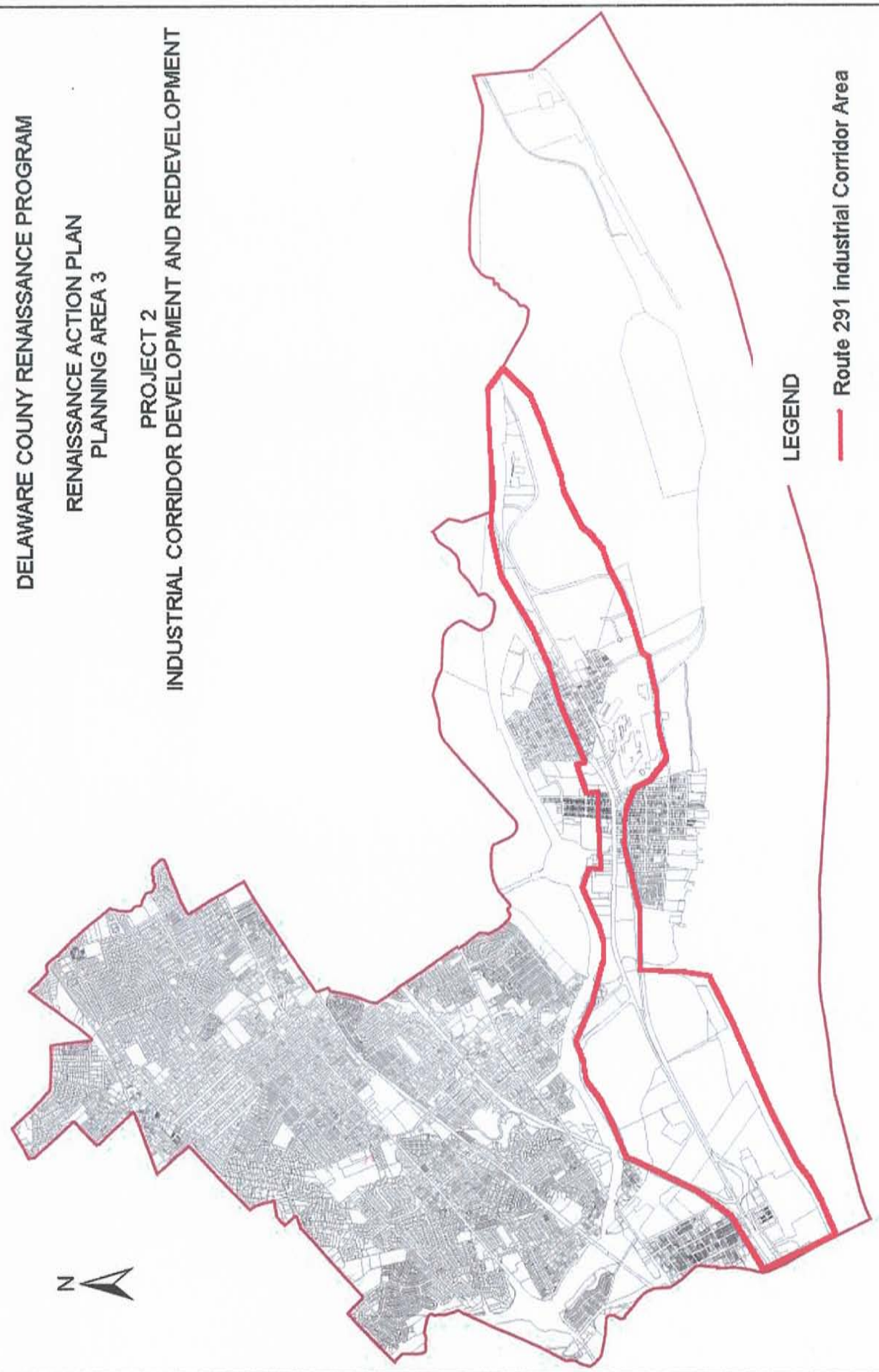
The COG's Industrial Corridor Task Force should be coordinate the project and act as the contracts administrator.

DELAWARE COUNTY RENAISSANCE PROGRAM

RENAISSANCE ACTION PLAN
PLANNING AREA 3

PROJECT 2

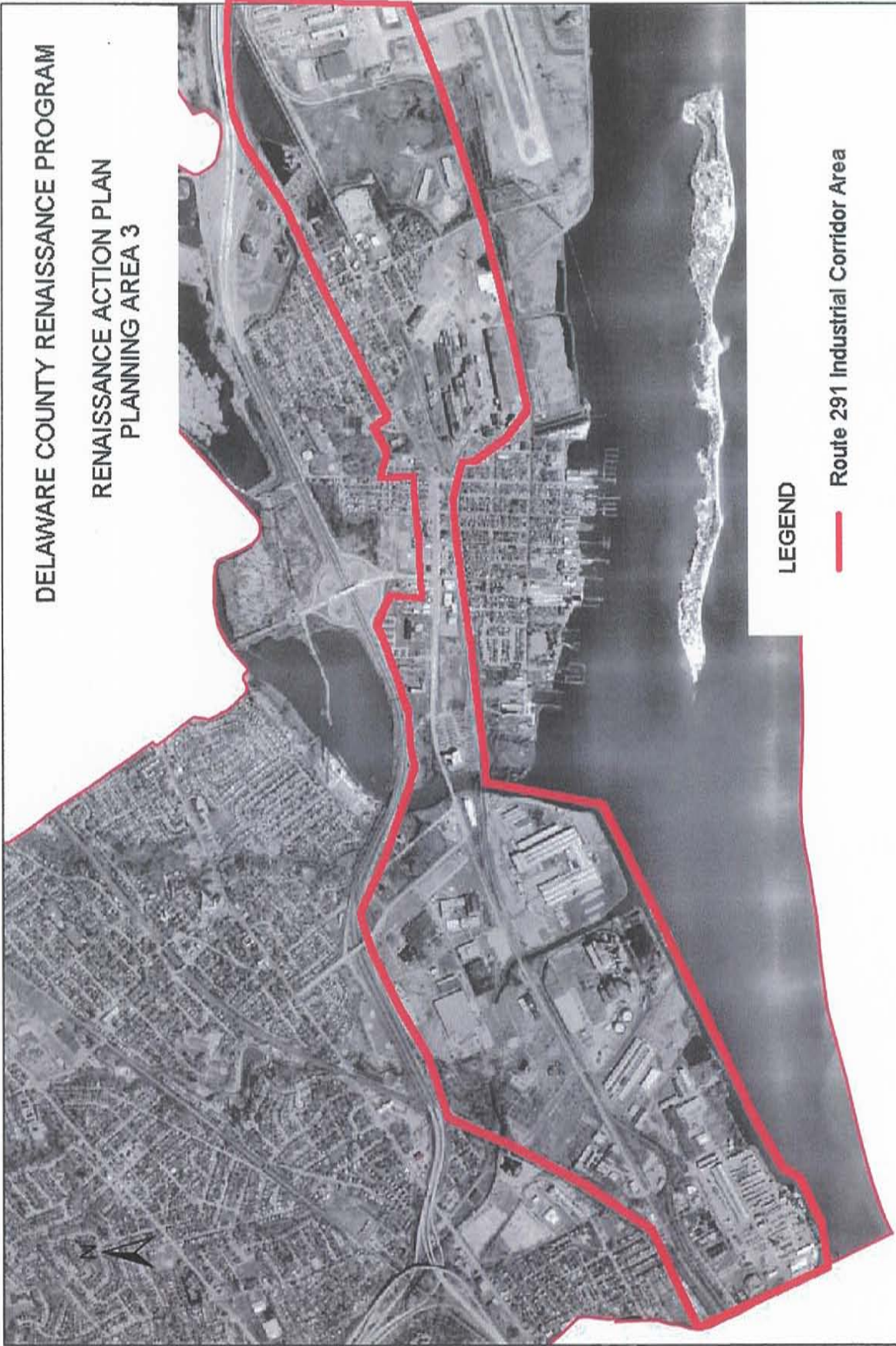
INDUSTRIAL CORRIDOR DEVELOPMENT AND REDEVELOPMENT



LEGEND

— Route 291 industrial Corridor Area

DELAWARE COUNTY RENAISSANCE PROGRAM
RENAISSANCE ACTION PLAN
PLANNING AREA 3

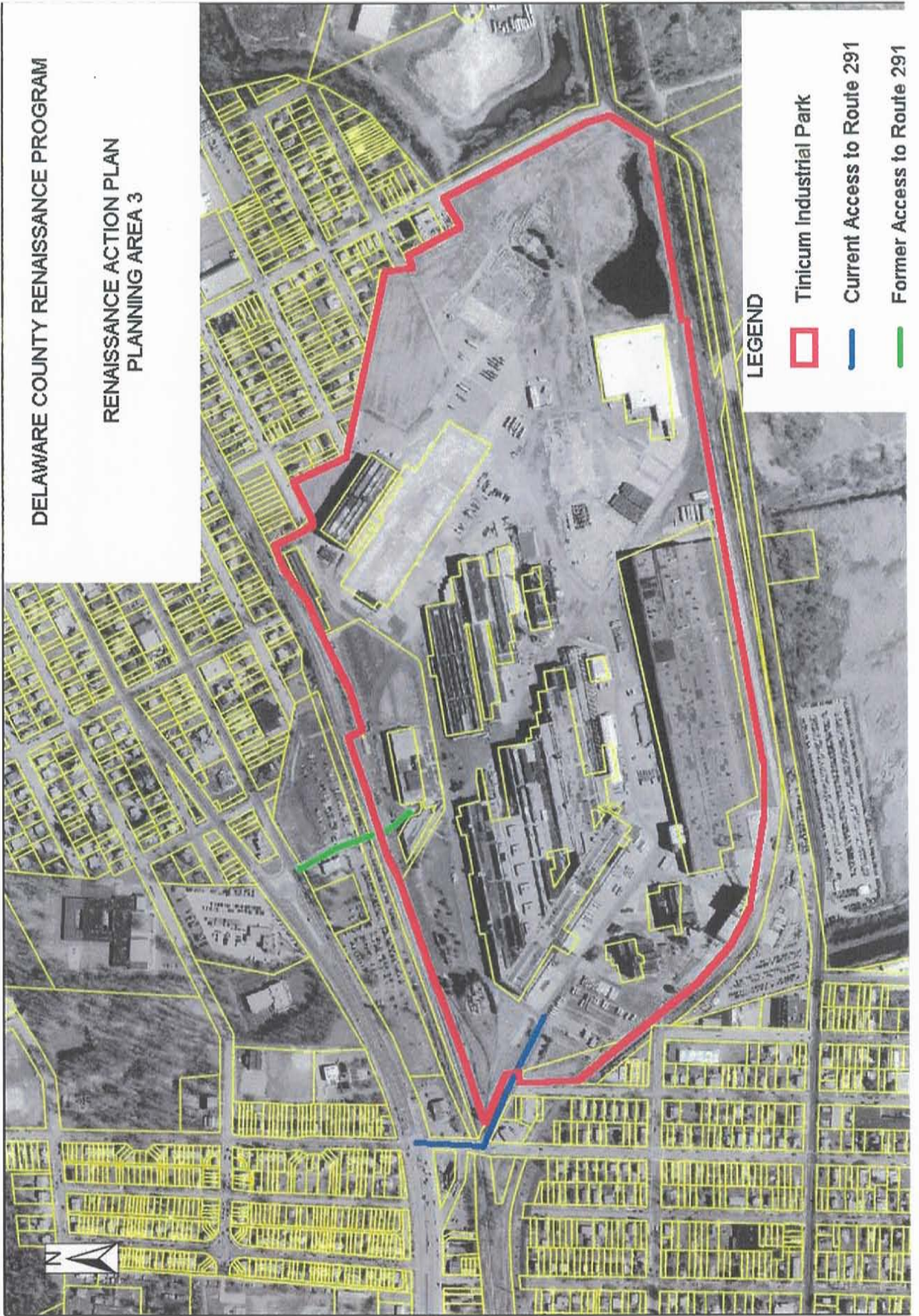


LEGEND

— Route 291 Industrial Corridor Area

DELAWARE COUNTY RENAISSANCE PROGRAM

RENAISSANCE ACTION PLAN
PLANNING AREA 3



LEGEND

-  Tincum Industrial Park
-  Current Access to Route 291
-  Former Access to Route 291

DELAWARE COUNTY RENAISSANCE PROGRAM
RENAISSANCE ACTION PLAN
PLANNING AREA 3



LEGEND

- Proposed Industrial Heritage Corridor

Project 3
Phased Project

PUBLIC SAFETY EQUIPMENT AND FACILITIES

Summary Project Information:

Priority Level: HIGH

Benefit Area: Area-wide

- Eddystone Borough
- Morton Borough
- Ridley Park Borough
- Ridley Township
- Rutledge Borough
- Tinicum Township

Project Benefits: In a post-9/11 society with tension and anxiety about security running high, it is incumbent upon local governments to do everything they can do to safeguard the public's health, safety and welfare.

Terrorism and other security issues are very real fears within Renaissance Planning Area Three (RPA) as two-thirds the of Philadelphia International Airport (PHL) resides within Tinicum Township.

The ability to plan and respond to security threats, incidents and emergencies have profound impacts upon revitalization of the Renaissance Planning Area. Through upgrading and replacing public safety equipment and public safety facilities, the RPA municipal governments can continue to secure their communities and effectively ensure the safety of its citizens.

This project will fulfill the RPA's Goal E to "Provide for highly responsive, state-of-the-art public safety services and facilities."

Project Description: In order to provide state-of-the-art public safety services in the area, the municipalities need to ensure that the public safety agencies have appropriate equipment and facilities that serve their respective missions.

The equipment needed for the prosecution of each of the department's missions is personal protective equipment, self-contained breathing apparatus, departmental computer hardware

and software, network hardware, mobile data terminals, communications devices and other hardware and equipment.

New or upgrades facilities are needed for police and fire headquarter facilities and/or fire apparatus storage in Tincum Township, Eddystone Borough, and Ridley Park Borough.

Worn, faded and missing street identification signs present hazards to motorists when trying to navigate the streets and to first responder personnel trying to navigate to an incident. Street signs will be replaced or installed throughout the area to increase visibility.



In addition, impediments to pedestrian access, which lead to dangerous situations where pedestrians are walking in the roadway in areas of Tincum Township and Ridley Park Borough, will be removed. Opening access routes by constructing sidewalks and curbing will alleviate those situations.

Cost Estimate: \$4 million

Project Schedule:

Phase Number	Phase Name	Months
1	Police and Fire Equipment Upgrades	4
2	Police and Fire Department Facilities	24
3	Street Signage Upgrades	10
4	Pedestrian Access Improvements	12

Implementation Strategy:

The COG working in conjunction with the RPA municipalities and contractors could effectively accomplish project. The COG could assist the municipalities in purchasing the materials and securing construction contracts through joint purchasing programs.

While each of the phases of this project is independent, they do work together to accomplish the goal of making the communities safer.

Funding for this project may come from several sources including:

- Delaware County Renaissance Program
- Local Law Enforcement Block Grant (LLEBG)- Bureau of Justice Assistance, US Department of Justice.
- Local Government Capital Projects Loan Program- PA DCED
- PA Community Revitalization Program (CRP)- PA DCED
- Community Oriented Policing (COPS) Program- US Department of Justice
- Assistance to Firefighters Grant Program- Federal Emergency Management Agency, US Department of Homeland Security (DHS)
- State Homeland Security Grant Program (SHSGP), US Department of Homeland Security (DHS)

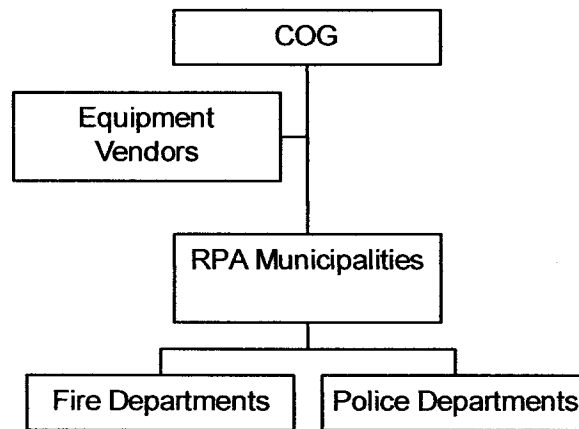
Project 3

Phase 1:

**POLICE AND FIRE DEPARTMENT
EQUIPMENT UPGRADES**

Organizational
Chart:

Phase 1 Responsibilities



Phase Schedule:

Phase Number	Phase Name	Months
1-1	Develop Bid Documents for Joint Purchasing of Equipment	2
1-2	Award contracts and purchase equipment	2

Cost Estimate: \$500,000

Phase Detail: This phase will upgrade the technology and equipment of the Police and Fire Departments within the Area's municipalities. The equipment includes:

- Gear
 - Personal Protective Equipment (PPE)
 - Self-Contained Breathing Apparatus (SCBA)
- Communication Equipment
 - Radios

- Computer systems
 - Computer Hardware
 - Servers, workstations, and printers
 - Network Hardware
 - Mobile Data Terminals (in-car/truck)
 - Software
 - Emergency Management Software
 - Incident Management Software
 - Database Software
- Other equipment
 - Thermal-imaging Cameras

The COG in conjunction with the RPA municipalities could effectively accomplish this phase of the project. The COG could assist the municipalities in purchasing the equipment through a joint purchasing program.

Primary Funding Sources:

- Delaware County Renaissance Program
- Local Law Enforcement Block Grant (LLEBG)- Bureau of Justice Assistance, US Department of Justice.
LLEBG Program funds must be spent in accordance with one or more of the following seven purpose areas:
 - Supporting law enforcement:
 - Hiring, training, and employing on a continuing basis new, additional law enforcement officers and necessary support personnel.
 - Paying overtime to currently employed law enforcement officers and necessary support personnel to increase the number of hours worked by such personnel.
 - Procuring equipment, technology, and other material directly related to basic law enforcement functions.
 - Enhancing security measures in and around schools and in and around other facilities or locations that the unit of local government considers special risks for incidents of crime.
 - Establishing or supporting drug courts.
 - Enhancing the adjudication of cases involving violent offenders, including cases involving violent juvenile offenders.
 - Establishing a multi-jurisdictional task force, particularly in rural areas, composed of law enforcement officials representing units of local government. This task force

must work with federal law enforcement officials to prevent and control crime.

- Establishing crime prevention programs involving cooperation between community residents and law enforcement personnel to control, detect, or investigate crime or to prosecute criminals.
- Defraying the cost of indemnification insurance for law enforcement officers.

- o Eligibility

To be considered eligible for the LLEBG Program, a jurisdiction must be a general purpose unit of local government. Units of local government are cities, counties, Indian tribes, parishes, towns, townships, villages, Alaska Native villages, and parish sheriffs that carry out substantial governmental duties. The unit of local government must report, via its law enforcement agencies, to the Uniform Crime Reports (UCR) Program of the Federal Bureau of Investigation (FBI).

- o Terms

Each recipient jurisdiction is responsible for satisfying a local cash match. Under the LLEBG Program, a jurisdiction's LLEBG funds may not exceed 90 percent of **total** program costs. A recipient jurisdiction's local cash match requirement is 1/9 of the federal LLEBG funds expended. All recipients must maintain records that clearly track the source, amount, and timing of all matching contributions.

- Local Government Capital Projects Loan Program- PA DCED

Provides low-interest loans for the equipment and facility needs for small local governments.

- o Eligibility

Local governments with populations of 12,000 or less.

- o Eligible Uses

Rolling stock and data processing equipment purchases or the purchase, construction, renovation or rehabilitation of municipal facilities.

- o Where to Apply

DCED, Sharon Grau at 1-888-223-6837 or email sgrau@state.pa.us

- o Grant Amounts

50% of the total cost of purchasing equipment up to a maximum of \$25,000 or 50% of the total cost for purchase, construction or renovation of municipal facilities up to a maximum of \$50,000.

- o Terms
Loans are 2% and are repaid over a period not to exceed 10 years or the useful life of the equipment or facility.
- PA Community Revitalization Program (CRP)
CRP provides grant funds to support local initiatives that promote the stability of communities. The program also assists communities in achieving and maintaining social and economic diversity to ensure a productive tax base and a good quality of life.
 - o Eligibility
Local governments, municipal and redevelopment authorities and agencies, industrial development agencies, and non-profit corporations incorporated under the laws of the Commonwealth.
 - o Eligible Uses
Construction or rehabilitation of infrastructure, building rehabilitation, acquisition and demolition of structures, revitalization or construction of community facilities, purchase or upgrade of machinery and equipment, planning of community assets, public safety, crime prevention, recreation, training, and acquisition of land, buildings and right of ways.
 - o Where to Apply
Customer Service Center at 1-800-379-7448 or email ra-dcedcs@state.pa.us.
 - o Grant Amounts
Grants vary between \$5,000 to \$25,000

US DOJ COPS Program

On February 20, 2003, President Bush signed the bill providing \$584,099,514 in 2003 appropriations for COPS. Highlights from this appropriation include:

The bill includes language for COPS to use 30 percent of hiring funds (\$60 million) to offer an overtime program. The overtime program and the Interoperable Communications Technology

COPS Hiring Programs	\$198,700,000
COPS Technology Grants	\$188,719,299
Methamphetamine	\$56,760,642
Indian Country Grants	\$34,742,500
Community Policing Development	\$20,527,697
Interoperable Communications Technology Program	\$19,870,000
Police Integrity	\$16,852,741
Safe School Initiative	\$15,111,135

Program are new programs for COPS in 2003.

The COPS Office is providing a total of \$200 million for overtime, hiring, and the COPS in Schools programs. Applications for these programs will be available at COPS Online.

The COPS Office is working to craft grant programs responsive to the needs of state, local, and tribal law enforcement from the funding

available in this bill. Due to the high number of applications COPS already has on file for hiring grants, COPS expects all grants to be highly competitive this year. Additionally, not all of the funding listed above will be awarded through open solicitations as some of the grantees have been designated in the appropriations bill. Please check COPS Online <http://www.cops.usdoj.gov> for information on how to apply for COPS 2003 grants or call the U.S. Department of Justice Response Center at 800.421.6770 to get on a mailing list for this grant information.

Assistance to Firefighters Grant Program- Federal Emergency Management Agency, US Department of Homeland Security

FEMA is publishing this final rule to establish guidance on the program to make grants directly to fire departments of a State for the purpose of enhancing their ability to protect the health and safety of the public as well as that of firefighting personnel facing fire and fire-related hazards. These grants are awarded on a competitive basis to eligible applicants that most closely address the program's priorities and then demonstrate financial need and maximize the benefit to be derived from the grant funds.

The purpose of the AFGP is to award grants directly to fire departments of a State to enhance their ability to protect the

health and safety of the public, as well as that of firefighting personnel, with respect to fire and fire related hazards. We will award the grants on a competitive basis to the applicants that first address the AFGP's priorities then demonstrate financial need and adequately demonstrate the benefit to be derived from their projects.

- o Eligible Uses

- (a) Fire Operations and Firefighter Safety Program. Eligible activities under this function are Training, Wellness and Fitness, Firefighting Equipment, Personal Protective Equipment, and Modification to Fire Stations and Facilities.

- (b) Fire Prevention Program. Eligible activities under this function include, but are not limited to Public Education and Awareness, Enforcing Fire Codes, Inspector Certification, Purchase and Install Smoke Alarms, and Arson Prevention and Detection.

- (c) Emergency Medical Services Program. Eligible activities under this function are Equipment Acquisition, Training, and Wellness and Fitness Activities. Vehicles are not eligible in this programmatic area.

- (d) Firefighting Vehicle Acquisition Program. Eligible apparatus under this program include, but are not limited to, pumpers, brush trucks, tankers, rescue, ambulances, quints, aerials, foam units, and fireboats.

- o Terms

- Applicants seeking funding from this grant program in fiscal year 2003 may apply for assistance in only one of the four programmatic areas listed above. Within the selected programmatic area, applicants may develop a comprehensive program and include in their application as many of the eligible activities as necessary to address their needs. For example, if a fire department determines that it has needs in the area of fire operations, that fire department could apply for any one of the activities, or any combination of activities, or all of the activities listed within that program. If a department wants a vehicle, it would apply under the vehicle program.

- o Application Process

- FEMA and the USFA invite Fire Departments to submit an application for the Assistance to Firefighters Grant Program in one of the four program areas, starting March 3, 2003. Fire Departments may apply for assistance in only one of these four programmatic areas this year. The

2003 Program Guidelines are now available for easy download at <http://www.usfa.fema.gov/dhtml/inside-usfa/03prgguide.cfm>

FEMA anticipates 20,000 to 25,000 fire departments will apply for assistance. Of these, we anticipate awarding approximately 7,000 grants. However, due to the length of time that it will take us to make these awards, we anticipate that approximately half of these awards will be made before September 30, 2003. We anticipate the balance of the awards will be made before June 30, 2004.

□ Bulletproof Vest Grant

The Bulletproof Vest Grant Acts of 1998 (Public Law 105-181) and 2000 (Public Law 106-517) assist States (includes the District of Columbia, Puerto Rico, US Virgin Islands, American Samoa, Guam and the Northern Mariana Islands), units of local government, and Indian tribes, in obtaining funds to purchase ballistic and stab vests for their law enforcement officers.

o Eligible Uses

Ballistic and stab vests. Any vest purchased after March 1, 1999 that meets applicable National Institute of Justice standards is eligible for funding.

o Terms

The Bulletproof Vest Partnership (BVP) Grant Act of 2000 provides funding priority for jurisdictions with populations under 100,000. Based upon availability of funds, these smaller jurisdictions will receive the full 50% of requested funds in approved applications. For larger jurisdictions with populations at or over 100,000, the program will pay up to 50% of each applicant's total vest costs, based upon any remaining funds. Specific funding levels for larger jurisdictions will be determined once all applications have been submitted. Given the projected number of eligible jurisdictions and the limited funds available, the BVP may not have sufficient funds to provide 50% for applications from larger jurisdictions.

It is strongly recommended that jurisdictions and law enforcement agencies not order vests contained in their application until approved by the U.S. Department of Justice (DOJ), unless they have sufficient resources to cover initial costs and any potential shortfall that may

result if less than 50% is provided by DOJ. For the FY 2002 approved applications, larger jurisdictions received 5% of their requested 50% maximum.

- Application Process
Electronic, Internet-based application and payment request process. The entire process of obtaining federal funds is completed through their web site: <https://vests.ojp.gov>.

- State Homeland Security Grant Program (SHSGP), US Department of Homeland Security (DHS)
The U.S. Department of Homeland Security (DHS), through the Office for Domestic Preparedness (ODP), is providing financial assistance directly to each of the nation's states and territories through the Fiscal Year (FY) 2003 State Homeland Security Grant Program (SHSGP). This financial assistance is being provided for the purchase of specialized equipment to enhance the capability of state and local agencies to prevent and respond to incidents of terrorism involving the use of chemical, biological, radiological, nuclear or explosive (CBRNE) weapons; for the protection of critical infrastructure and prevention of terrorist incidents; for costs related to the design, development, conduct and evaluation of CBRNE exercises; for costs related to the design, development and conduct of a state CBRNE Training Program; and for costs associated with updating and implementing each state's Homeland Security Strategy (SHSS).

The Office for Domestic Preparedness transferred from the U.S. Department of Justice, Office of Justice Programs (OJP), to the U.S. Department of Homeland Security effective March 1, 2003. The OJP Office of the Comptroller (OC) will continue to provide fiscal support and oversight to the SHSGP for the effective period of performance for the grant.

- Authorized Program Purpose
Funding for the FY 2003 SHSGP is authorized by: 1) Public Law 108-7, the Omnibus Appropriations Act of 2003; 2) Public Law 107-56, the USA Patriot Act of 2001; and 3) Public Law 107-296, the Homeland Security Act of 2002. The FY 2003 SHSGP seeks to build on progress made over the past four years towards enhancing the capabilities of state and local emergency responders by allowing for the purchase of advanced types of equipment to enhance homeland security.

The FY 2003 SHSGP also seeks to address other critical homeland security needs, including coverage of CBRNE exercise-related costs, training costs, and planning and administrative expenses. States should allocate these grant funds in accordance with their state's approved homeland security strategy, obligating funds to municipalities within 45 days of the grant award date.

ODP also recognizes that updating and implementing the state homeland security strategies is not without cost. To assist states with this process, a planning and administrative allocation has been included to cover expenses associated with the assessment and strategy updates, as well as implementation of the SHSS and SHSGP.

ODP will provide support services to assist you in completing your application. Please consult your respective Program Manager using ODP's toll-free number (1-800-368-6498).

o Program Requirements

Receipt of funds under ODP's FY 2003 SHSGP is contingent upon: 1) submission and approval of the state's application for funding under the FY 2002 State Domestic Preparedness Program (SDPP); and, 2) the submission of the on-line FY 2003 grant application. Applications for funding under this program must be submitted within 45 days of the solicitation being posted in OJP's web-based Grants Management System (GMS). In addition, funds provided as part of the FY 2003 SHSGP must be obligated within 45 days of the grant award date. Note: Grants will be awarded when applications are received and approved. Applications lacking complete information will be accepted and grants awarded, however draw down restrictions will apply until the receipt of all supporting documentation. Restrictions will be rescinded and funds will be released as information is received.

o Authorized Program Expenditures

1. Equipment Acquisition Funds: Funds from the equipment allocation may be used to enhance the capabilities of state and local first responders through the acquisition of: 1) personal protective equipment (PPE); 2) explosive device mitigation and remediation equipment; 3) CBRNE search and rescue equipment; 4) interoperable communications equipment; 5) detection equipment; 6) decontamination equipment; 7) physical security enhancement equipment;

8) terrorism incident prevention equipment; 9) CBRNE logistical support equipment; 10) CBRNE incident response vehicles; 11) medical supplies and limited types of pharmaceuticals; and, 12) CBRNE reference materials.

Allocated Equipment Acquisition Funds for FY 2003 may also be used for sustainment of first responder equipment that would be used in a jurisdiction's response to a terrorist threat or event. This would include repair and replacement parts, equipment warranties and maintenance contracts for equipment purchased under any ODP state equipment grant.

This equipment may be used by the states to enhance capabilities in the areas of law enforcement, emergency medical services, emergency management, the fire service, hazardous materials, public works, public health, governmental administrative, public safety communications, healthcare and public health at the state and local levels of government in accordance with the goals and objectives identified in their state's homeland security strategy. In addition, states and localities may use their equipment allocations to purchase equipment designed to protect critical infrastructure from terrorist attacks and for equipment to prevent terrorist incidents. States are advised that 80 percent of their FY 2003 funding allocations for equipment must be obligated to local communities within 45 days of the grant award date. The FY 2003 Authorized Equipment List contains a complete listing of allowable equipment items.

2. Exercise Funds: Funds from the exercise allocation may be used to plan for, design, develop, conduct and evaluate exercises that train emergency responders and assess the readiness of jurisdictions to prevent and respond to a terrorist attack. Exercises must be threat- and performance-based, in accordance with ODP's Homeland Security Exercise and Evaluation Program (HSEEP) manuals. These manuals will provide explicit direction on the design, conduct and evaluation of terrorism exercises. Exercises conducted with ODP support (grant funds or direct support) must be managed and executed in accordance with the HSEEP.

Allowable exercise-related costs include: 1) expenses related to convening a statewide exercise planning workshop; 2) hiring of full or part-time staff or contractors/consultants to support exercise activities; 3) overtime for first response/exercise management personnel involved in the planning and conducting of exercises; 4) travel associated with

planning and conducting exercises; 5) supplies consumed during the course of planning and conducting exercises; 6) costs related to implementation of the HSEEP to include the reporting of scheduled exercises, and the tracking and reporting of after action reports and corrective actions from exercises; and, 7) other costs related to the planning and conducting of exercise activities. The FY 2003 Authorized Exercise Cost List contains a complete description of allowable exercise-related costs.

3. Training Funds: Funds from the training allocation may be used to enhance the capabilities of state and local first responders through the development of a state homeland security training program. Allowable training-related costs include: 1) establishment of CBRNE training capacities within existing training academies, universities or junior colleges.

These funds should be used to institutionalize CBRNE awareness level training within the state. The target audience for training courses funded through the FY 2003 SHSGP must be emergency responders, emergency managers and public/elected officials within the following disciplines: firefighters, law enforcement, emergency management, emergency medical services, hazardous materials, public works, public health, health care, public safety communications, governmental administrative and private security guards.

4. Planning and Administrative Funds: Funds for this program may be used to pay for activities associated with the completion of the FY 2003 assessment and strategy update process, as well as those costs associated with the implementation of the overall SHSS, including: 1) conducting training sessions to ensure accurate completion of the needs assessment; 2) updating and refining statewide homeland security strategic plans; 3) hiring of full or part-time staff or contractors/consultants to assist with the collection of the needs assessment data and updating of the state strategic plan; 4) travel expenses; 5) meeting-related expenses; 6) implementing and managing programs for equipment acquisition, training and exercises; 7) conducting local or regional strategy implementation meetings; 8) hiring of full or part-time staff or contractors/consultants to assist with the implementation and administration of the state homeland security strategic plan; and, 9) the acquisition of authorized office equipment. (Note: Authorized office equipment includes

personal computers, laptop computers, printers, LCD projectors and other equipment or software which may be required to support implementation of the state strategy. For a complete list of allowable meeting-related expenses, please review the OJP Office of the Comptroller (OC) Financial Guide at: <http://www.ojp.usdoj.gov/FinGuide>.)

o **Unauthorized Program Expenditures**

1. **Equipment Acquisition Funds:** Expenditures for items such as general-use software (word processing, graphics, spreadsheet, etc.), general-use computers and related equipment, general-use vehicles, licensing fees, weapons systems and ammunition, are not allowable. Grant funds awarded under this program also may not be used to pay for equipment procured prior to the award start date of the grant or for items otherwise budgeted for with state or local funds.

2. **Exercise Funds:** Exercise funds may not be used for terrorism prevention and response equipment; for exercise models, simulations or games; activities unrelated to CBRNE exercises; or personnel, contractors/consultants, travel, supplies or other items procured prior to the award start date of the grant or otherwise budgeted for with state or local funds.

3. **Training Funds:** Training funds may not be used for first responder training activities unrelated to CBRNE incidents, or for training capacity development procured prior to the award start date of the grant or otherwise budgeted for with state or local funds.

4. **Planning and Administrative Funds:** Funds intended for planning and administrative purposes may not be used for: 1) activities unrelated to the completion and implementation of the SHSS; 2) for personnel, equipment, contractors/consultants, or meeting-related expenses procured prior to the award start date of the grant or otherwise budgeted for with state or local funds.

o **Eligible Applicants and Funding Availability**

The FY 2003 SHSGP is primarily intended to enhance the ability of first responders to prevent or respond to incidents of terrorism at the local level. As such, states are required to provide 80 percent the funds allocated for equipment purchases in this program to local units of government, again, within 45 days of the state grant award date. States may use

the remaining equipment funds to support broader homeland security activities, such as state first responder teams that support local units of government.

The Governor of each state has designated a state agency, also known as the SAA, to apply for and administer the grant funds under this program. The state may elect to sub-grant FY 2003 funding directly to cities or counties within the state or retain funds for use at the state level to purchase equipment for distribution to local jurisdictions, provided that the state has complied with the 80 percent pass-through requirement for their equipment allocation.

Pennsylvania Allocation: FY '03

EQUIPMENT	EXERCISE	TRAINING	PLANNING	TOTAL
\$13,032,000	\$3,258,000	\$977,000	\$1,303,000	\$18,570,000

o Assistance

To assist grantees with equipment purchases, ODP has established a number of support programs. These include: 1) the ODP Help Line; 2) the Equipment Purchase Assistance Program; and, 3) the Domestic Preparedness Equipment Technical Assistance Program (DPETAP). The ODP Help Line (1-800-368-6498) provides grantees with answers to non-emergency equipment questions. Likewise, the Equipment Purchase Assistance Program provides ODP grantees with access to GSA prime vendors through memoranda of agreement with the Defense Logistics Agency and the Marine Corps Systems Command. Finally, the DPETAP program provides on-site training in the use and maintenance of specialized response equipment. Additional information on each of these programs can be found on the ODP web site located at: <http://www.ojp.usdoj.gov/odp>.

Secondary Funding Sources:

Community Development Block Grant (CDBG)

The program's goal is to enable local governments to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons

o Eligibility

Local governments that are not designated by HUD as urban counties or entitlement municipalities.

o Eligible Uses

CDBG funding may be used for (not limited to): Acquisition of real property, relocation and demolition, rehabilitation of residential and nonresidential structures, construction of public facilities and improvements, such as water and sewer facilities, streets, and neighborhood centers, and the conversion of schools for eligible purposes, handicap access to public buildings, streets, curbs and sidewalks, historic preservation, planning and fair housing. In addition, CDBG funds may be used to pay for public services within certain limits, and for activities relating to energy conservation and renewable energy resources. The County can also provide assistance to profit motivated businesses to carry out economic development activities.

The types of activities that are generally ineligible include: buildings for the general conduct of government, political activities, certain income payments and construction of new housing.

o Where to Apply

Delaware County Office of Housing and Community Development (610) 891-5425

Implementation Strategy:

The COG working in conjunction with the RPA municipalities and contractors could effectively accomplish project. The COG could assist the municipalities in purchasing the materials and securing construction contracts through joint purchasing programs.

While each of the phases of this project is independent, they do work together to accomplish the goal of making the communities safer.

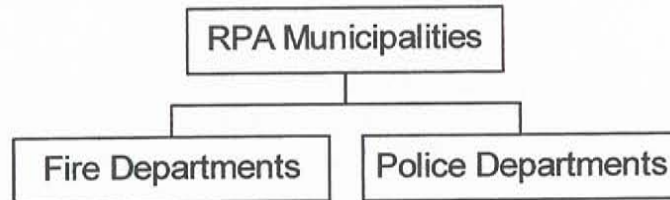
Project 3

Phase 2:

POLICE AND FIRE DEPARTMENT FACILITIES

Organizational
Chart:

Phase 2 Responsibilities



Phase Schedule:

Phase Number	Phase Name	Months
2-1	Eddystone Borough Police and Fire Facilities	12
2-2	Tinicum Township Fire House and Evacuation Center	18
2-3	Ridley Park Borough Police Facilities	6

Cost Estimate: \$3 million

Project Detail: Upgrade or construct state-of-the-art public safety facilities as follows:

Eddystone Borough Police and Fire Facilities

Currently the fire company does not have sufficient room at the current fire station to house all of their apparatus. They are currently housing a pumper-truck in a canvas-covered quonset hut at the public works facility. The Borough plans to construct a new facility to house the police department and fire company. Funding needs to be secured for the facility.



Tincum Township Fire Facilities/Evacuation Center

The Township just purchased four acres on 2nd Street bordering the river to construct a new firehouse and evacuation center for the Township. The firehouse portion of the facility is currently funded with Township funds. The evacuation center portion of the facility is currently un-funded.



Ridley Park Borough Police Facilities

The Ridley Park Borough Police Department currently resides in the top floor of the Municipal Offices and is completely out of space. The Borough is planning to move the Police Department to the Public Works facility on Constitution Terrance. Funding needs to be secured for the facility.



Primary Funding Sources:

Delaware County Renaissance Program

PA Community Revitalization Program (CRP)

CRP provides grant funds to support local initiatives that promote the stability of communities. The program also assists communities in achieving and maintaining social and economic diversity to ensure a productive tax base and a good quality of life.

o Eligibility

Local governments, municipal and redevelopment authorities and agencies, industrial development

agencies, and non-profit corporations incorporated under the laws of the Commonwealth.

- o Eligible Uses
Construction or rehabilitation of infrastructure, building rehabilitation, acquisition and demolition of structures, revitalization or construction of community facilities, purchase or upgrade of machinery and equipment, planning of community assets, public safety, crime prevention, recreation, training, and acquisition of land, buildings and right of ways.
- o Where to Apply
Customer Service Center at 1-800-379-7448 or email ra-dcedcs@state.pa.us.
- o Grant Amounts
Grants vary between \$5,000 to \$25,000

Secondary Funding Sources:

- Delaware County Community Development Block Grant (CDBG)

The program's goal is to enable local governments to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons

- o Eligibility
Local governments that are not designated by HUD as urban counties or entitlement municipalities.
- o Eligible Uses
CDBG funding may be used for (not limited to): Acquisition of real property, relocation and demolition, rehabilitation of residential and nonresidential structures, construction of public facilities and improvements, such as water and sewer facilities, streets, and neighborhood centers, and the conversion of schools for eligible purposes, handicap access to public buildings, streets, curbs and sidewalks, historic preservation, planning and fair housing. In addition, CDBG funds may be used to pay for public services within certain limits, and for activities relating to energy conservation and renewable energy resources. The County can also provide assistance to profit motivated businesses to carry out economic development activities.

The types of activities that are generally ineligible include: buildings for the general conduct of government, political activities, certain income payments and construction of new housing.

- o Where to Apply

Delaware County Office of Housing and Community
Development (610) 891-5425

- ❑ PA Local Government Capital Projects Loan Program
Provides low-interest loans for the equipment and facility needs for small local governments.
 - Eligibility
Local governments with populations of 12,000 or less.
 - Eligible Uses
Rolling stock and data processing equipment purchases or the purchase, construction, renovation or rehabilitation of municipal facilities.
 - Where to Apply
DCED, Sharon Grau at 1-888-223-6837 or email sgrau@state.pa.us
 - Grant Amounts
50% of the total cost of purchasing equipment up to a maximum of \$25,000 or 50% of the total cost for purchase, construction or renovation of municipal facilities up to a maximum of \$50,000.
 - Terms
Loans are 2% and are repaid over a period not to exceed 10 years or the useful life of the equipment or facility.

Implementation
Strategy:

The COG working in conjunction with the RPA municipalities and contractors could effectively accomplish project. The COG could assist the municipalities in purchasing the materials and securing construction contracts through joint purchasing programs.

While each of the phases of this project is independent, they do work together to accomplish the goal of making the communities safer.

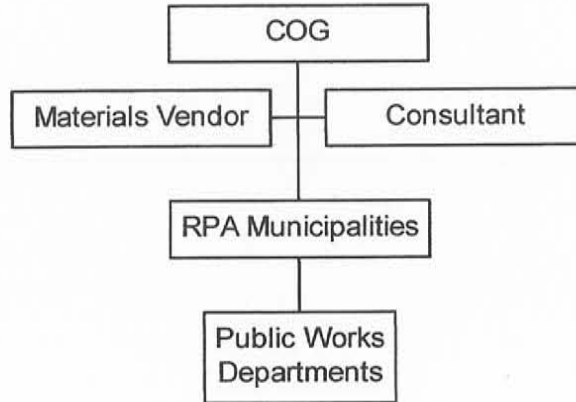
Project 3

Phase 3:

STREET SIGNAGE UPGRADES

Organizational Chart:

Phase 3 Responsibilities



Phase Schedule:

Phase Number	Phase Name	Months
3-1	Consultant builds Sign Inventory	3
3-2	COG develops Bid Documents	2
3-3	Award Contracts and Purchase Materials	2
3-4	Municipal Forces Install	3

Cost Estimate: \$250,000

Phase Detail:

Many of the street identification signs throughout the RPA are worn, faded, or are non-existent. That situation presents hazards to motorists when trying to navigate the streets and to first responder personnel trying to navigate to an incident. This phase would replace worn and faded street identification signs and install new signs where there are currently no signs throughout the RPA.



The COG in conjunction with the RPA municipalities could effectively accomplish this phase of the project. The COG could contract with a consultant to inventory and classify all of the existing street identification signs into a database. The COG could also assist the municipalities in purchasing the sign materials through a joint purchasing program and the municipalities could then install the signs with their own Public Works forces.

Primary Funding Sources:

- Delaware County Renaissance Program

- Congestion Mitigation and Air Quality Improvement Program (CMAQ) – [Pennsylvania Department of Transportation (PennDOT)]

The primary purpose of the Congestion Mitigation and Air Quality Improvement Program (CMAQ) is to fund projects and programs in air quality nonattainment and maintenance areas for ozone, carbon monoxide (CO), and small particulate matter (PM-10) which reduce transportation related emissions.

- o Eligibility

Except as provided in subsection (c), a State may obligate funds apportioned to it under section 104(b)(2) for the congestion mitigation and air quality improvement program only for a transportation project or program if the project or program is for an area in the State that is or was designated as a nonattainment area for ozone, carbon monoxide, or particulate matter under section 107(d) of the Clean Air Act (42 U.S.C. 7407(d)) and classified pursuant to section 181(a), 186(a), 188(a), or 188(b) of the Clean Air Act (42 U.S.C. 7511 (a), 7512(a), 7513(a), or 7513(b)) or is or was designated as a nonattainment area under such section 107(d) after December 31, 1997, and -

(1)(A) if the Secretary, after consultation with the Administrator of the Environmental Protection Agency, determines on the basis of information published by the Environmental Protection Agency pursuant to section 108(f)(1)(A) of the Clean Air Act (other than clause (xvi) of such section), that the project or program is likely to contribute to—

(i) the attainment of a national ambient air quality standard; or (ii) the maintenance of a national ambient air quality standard in a maintenance area;

(B) in any case in which such information is not available, if the Secretary, after such consultation, determines that the project or program is part of a program, method, or strategy described in such section;

- (2) if the project or program is included in a State implementation plan that has been approved pursuant to the Clean Air Act and the project will have air quality benefits;
- (3) the Secretary, after consultation with the Administrator of the Environmental Protection Agency, determines that the project or program is likely to contribute to the attainment of a national ambient air quality standard, whether through reductions in vehicle miles traveled, fuel consumption, or through other factors; or
- (4) to establish or operate a traffic monitoring, management, and control facility or program if the Secretary, after consultation with the Administrator of the Environmental Protection Agency, determines that the facility or program is likely to contribute to the attainment of a national ambient air quality standard; or
- (5) if the program or project improves traffic flow, including projects to improve signalization, construct high occupancy vehicle lanes, improve intersections, and implement intelligent transportation system strategies and such other projects that are eligible for assistance under this section on the day before the date of enactment of this paragraph.

TEA-21 expanded the areas that are eligible to receive CMAQ funding to include:

- PM-10 nonattainment and maintenance areas
- areas designated as nonattainment under the 1997 revised air quality standards.

o Eligible Uses

Eligibility information on activities and projects and program areas is provided below, together with any restrictions. All possible requests for CMAQ funding are not covered; this section provides particular cases where guidance can be given and rules of thumb applied to assist decisions regarding CMAQ eligibility.

1. Transportation Activities in an Approved SIP or Maintenance Plan: Transportation activities in approved SIPs and maintenance plans are likely to be eligible activities and, if so, must be given the highest priority for CMAQ funding. Their air quality benefits will generally have already been documented. If not, such documentation is necessary before CMAQ funding can be approved. Further, the transportation improvement must contribute to the specific emission reductions necessary to bring the area into attainment.

2. Transportation Control Measures: The TCMs included in 42 U.S.C. §7408(f)(1) are the kinds of projects intended by

the TEA-21 for CMAQ funding, and generally satisfy the eligibility criteria. As above, and consistent with the statute, air quality benefits for TCMs must be determined and documented before a project can be considered eligible. One CAA TCM, xvi - programs to encourage removal of pre-1980 vehicles is specifically excluded from the CMAQ program by the TEA-21 legislation. Eligible TCMs are listed below as they appear in 42 U.S.C. §7408 (f)(1).

- (i) programs for improved public transit;
- (ii) restriction of certain roads or lanes to, or construction of such roads or lanes for use by, passenger buses or HOV;
- (iii) employer-based transportation management plans, including incentives;
- (iv) trip-reduction ordinances;
- (v) traffic flow improvement programs that achieve emission reductions;
- (vi) fringe and transportation corridor parking facilities serving multiple-occupancy vehicle programs or transit service;
- (vii) programs to limit or restrict vehicle use in downtown areas or other areas of emission concentration particularly during periods of peak use;
- (viii) programs for the provision of all forms of high-occupancy, shared-ride services;
- (ix) programs to limit portions of road surfaces or certain sections of the metropolitan area to the use of non-motorized vehicles or pedestrian use, both as to time and place;
- (x) programs for secure bicycle storage facilities and other facilities, including bicycle lanes, for the convenience and protection of bicyclists, in both public and private areas;
- (xi) programs to control extended idling of vehicles;
- (xii) reducing emissions from extreme cold-start conditions (newly eligible);
- (xiii) employer-sponsored programs to permit flexible work schedules;
- (xiv) programs and ordinances to facilitate non-automobile travel, provision and utilization of mass transit, and to generally reduce the need for SOV travel, as part of transportation planning and development efforts of a locality, including programs and ordinances applicable to new shopping centers, special events, and other centers of vehicle activity;
- (xv) programs for new construction and major reconstructions of paths, tracks or areas solely for the use by pedestrian or other non-motorized means of transportation when economically feasible and in the public interest. For

purposes of this clause, the Administrator shall also consult with the Secretary of the Interior; and
(xvi) programs to encourage removal of pre-1980 vehicles (EXCLUDED FROM ELIGIBILITY).

3. Extreme Low-Temperature Cold Start Programs: Projects intended to reduce emissions from extreme cold-start conditions are now eligible for CMAQ funding. This TCM is listed in 42 U.S.C. §7408 (f)(1) and was heretofore excluded from eligibility for CMAQ funding. Examples of such projects include:

- Retrofitting vehicles and fleets with water and oil heaters; and
- Installing electrical outlets and equipment in publicly-owned garages or fleet storage facilities (see also section below on public-private partnerships for a possible expansion to privately-owned equipment and facilities).

4. Public-Private Partnerships: The TEA-21 provides greater access to CMAQ funds for projects which are cooperatively implemented under agreements between the public and private sectors and/or non-profit entities. The new statutory language leads to several important changes regarding the eligibility of joint public-private initiatives. Nevertheless, it remains the responsibility of the cooperating public agency to apply for CMAQ funds through the metropolitan planning process and to oversee and protect the investment of Federal funds in a public-private partnership.

Secondary Funding Sources:

- Delaware County Community Development Block Grant (CDBG)

The program's goal is to enable local governments to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons

- o Eligibility

Local governments that are not designated by HUD as urban counties or entitlement municipalities.

- o Eligible Uses

CDBG funding may be used for (not limited to): Acquisition of real property, relocation and demolition, rehabilitation of residential and nonresidential structures, construction of public facilities and improvements, such as water and sewer facilities, streets, and neighborhood centers, and the conversion of schools for eligible purposes, handicap access to public buildings, streets, curbs and sidewalks, historic preservation, planning and

fair housing. In addition, CDBG funds may be used to pay for public services within certain limits, and for activities relating to energy conservation and renewable energy resources. The County can also provide assistance to profit motivated businesses to carry out economic development activities.

The types of activities that are generally ineligible include: buildings for the general conduct of government, political activities, certain income payments and construction of new housing.

- o Where to Apply
Delaware County Office of Housing and Community Development (610) 891-5425

Implementation Strategy:

The COG working in conjunction with the RPA municipalities and contractors could effectively accomplish project. The COG could assist the municipalities in purchasing the materials and securing construction contracts through joint purchasing programs.

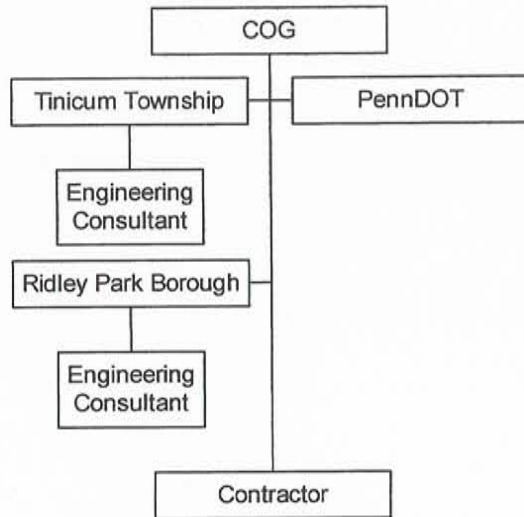
While each of the phases of this project is independent, they do work together to accomplish the goal of making the communities safer.

Project 3

Phase 4: PEDESTRIAN ACCESS IMPROVEMENTS

Organizational Chart:

Phase 4 Responsibilities



Phase Timeline:

Phase Number	Phase Name	Months
4-1	Design and Engineer Pedestrian Access Improvements	3
4-2	COG Joint Purchasing Bid	3
4-2	Construct Improvements	6

Cost Estimate: \$250,000

Phase Detail: Impediments to pedestrian access lead to dangerous situations where pedestrians are walking in the roadway. Opening access routes by constructing sidewalks and curbing will alleviate those situations.



In Tincum Township the impediments to pedestrian access are on 2nd Street from Janzen to Hog Island, Tincum Island Road from 4th Avenue to the airport, on Route 291

from 5th Avenue to the airport, Route 420 from Route 291 to the John Heinz Wildlife Refuge, and on Hog Island Road.

In Ridley Park Borough the impediments to pedestrian access are in the downtown leading to Taylor Hospital and leading to the SEPTA rail station.

The COG in conjunction with the Tinicum Township and Ridley Park Borough could effectively accomplish this phase of the project. The COG could assist the municipalities in a joint bidding of the construction contracts for the sidewalks.

Primary Funding Sources:

- Delaware County Renaissance Program
- Congestion Mitigation and Air Quality Improvement Program (CMAQ)– Pennsylvania Department of Transportation (PennDOT)

The primary purpose of the Congestion Mitigation and Air Quality Improvement Program (CMAQ) is to fund projects and programs in air quality nonattainment and maintenance areas for ozone, carbon monoxide (CO), and small particulate matter (PM-10) which reduce transportation related emissions.

- o Eligibility

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o Eligible Uses

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- (ix) programs to limit portions of road surfaces or certain sections of the metropolitan area to the use of non-motorized vehicles or pedestrian use, both as to time and place;
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(xv) programs for new construction and major reconstructions of paths, tracks or areas solely for the use by pedestrian or other non-motorized means of transportation when economically feasible and in the public interest. For purposes of this clause, the Administrator shall also consult with the Secretary of the Interior; and

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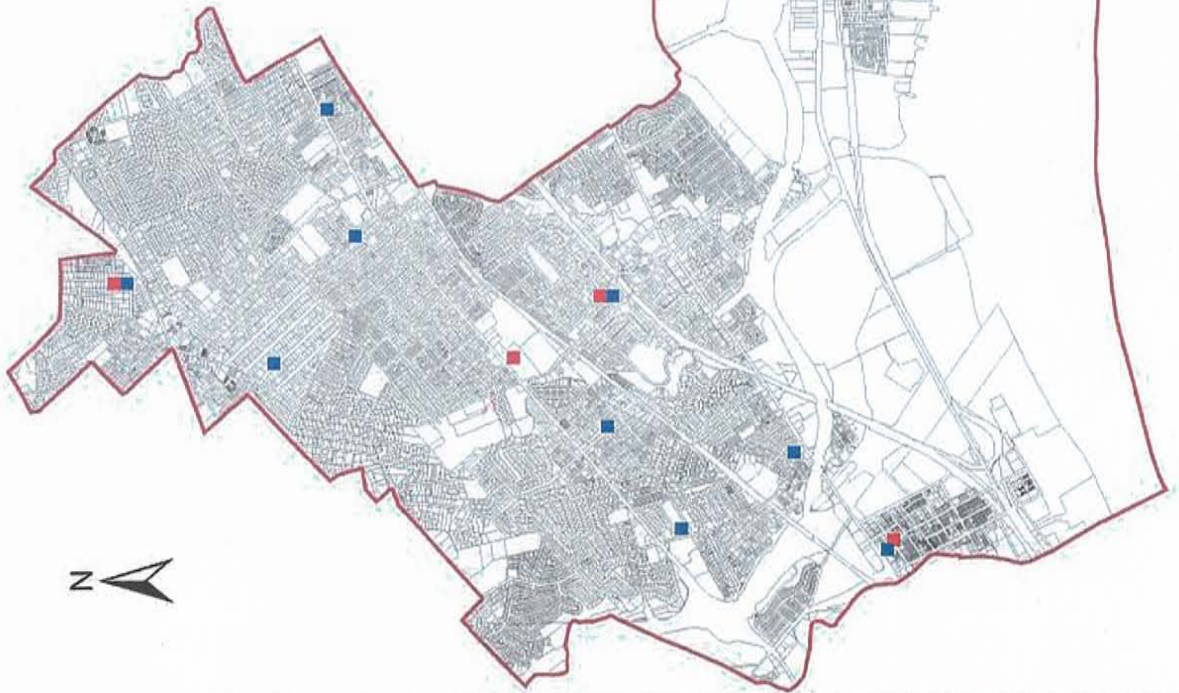
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DELAWARE COUNTY RENAISSANCE PROGRAM

RENAISSANCE ACTION PLAN
PLANNING AREA 3

PROJECT 3
PUBLIC SAFETY EQUIPMENT AND FACILITIES



LEGEND

- Police Stations
- Fire Stations
- Current
- Proposed

Secondary Funding Sources:

□ Delaware County Community Development Block Grant (CDBG)

The program's goal is to enable local governments to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons

o Eligibility

Local governments that are not designated by HUD as urban counties or entitlement municipalities.

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The types of activities that are generally ineligible include: buildings for the general conduct of government, political activities, certain income payments and construction of new housing.

o Where to Apply

Delaware County Office of Housing and Community Development (610) 891-5425

Implementation Strategy:

The COG working in conjunction with the RPA municipalities and contractors could effectively accomplish project. The COG could assist the municipalities in purchasing the materials and securing construction contracts through joint purchasing programs.

While each of the phases of this project is independent, they do work together to accomplish the goal of making the communities safer.

Project 4

PHASED PROJECT

HISTORIC PRESERVATION AND REUSE

Summary Project Information:

Project Level: HIGH

Project Benefit: Direct Benefit
Eddystone Borough
Morton Borough
Ridley Park Borough
Rutledge Borough
Ridley Township
Tinicum Township

The residents of Delaware County and the Delaware Valley Region would also benefit indirectly from the opportunities for heritage tourism that may be generated as a result of the preservation of the area's historic resources. In particular, the preservation of The Lazaretto, which is important to the history of the immigration of Europeans to America via the Port of Philadelphia in the 1800s, and its proximity to other historic resources important to the founding of European settlements in Pennsylvania in the 1600s (Governor Printz Park and the John Morton Homestead in Prospect Park), may generate tourists from across America.

Project Goals: This project meets the optional elements of the Renaissance Program Guidelines for the revitalization of the area through Historic Preservation.

It also conforms with Renaissance Planning Area 3's Goal H, to "preserve and utilize the historic assets of the area".

Project Description: The south central part of Delaware County is rich with history, starting with the Lenni-Lenape Indians and the founding of the county's first European settlement in 1643.

MUNICIPALITY	SETTLED	INCORPORATED
Eddystone Borough	Originally part of Ridley Township	December 7, 1988
Morton Borough	Originally part of Ridley and Springfield Townships	June 6, 1898
Ridley Park Borough	Originally part of Ridley Township	December 12, 1887
Rutledge Borough	Originally part of Ridley Township	September 17, 1887
Ridley Township	1644	March 1906
Tinicum Township	1643	1780

Generally, properties eligible for listing in the National Register of Historic Places are at least 50 years old. Properties less than 50 years of age must be exceptionally important to be considered eligible for listing. Therefore, structures constructed prior to 1953 may be eligible for designation. The National Register's standards for evaluating properties for designation is based on the significance of districts, sites, buildings, structures, and objects in American history, architecture, archaeology, engineering, and culture and whether they possess integrity in location, design, setting, materials, workmanship, feeling, and association, and:

- That are associated with events that have made a significant contribution to the broad patterns of our history; or
- That are associated with the lives of persons significant in our past; or
- That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- That have yielded or may be likely to yield, information important in prehistory or history.

The following is a listing of properties in Renaissance Planning Area 3 that the Pennsylvania Historical and Museum Commission has indicated are already listed on the National Register of Historic Places or as a National Historic Landmark or are eligible for designation on the National Register of Historic Places.

Historic Name	Status	Designation Date	Municipality
Baldwin Locomotive Works Administration Building	Eligible	12/23/1996	Eddystone Borough
Eddystone Sewage Disposal Plant	Eligible	02/01/1993	Eddystone Borough
Barnstormers Theater	Eligible	09/07/1994	Ridley Park Borough

O.W. Ketchum Terra Cotta Works	Eligible	11/09/2000	Ridley Park Borough and Ridley Township
Ridley Park Historic District	Eligible	10/18/1991	Ridley Park Borough
Rutledge Community Hall	Eligible	09/19/1994	Rutledge Borough
The Lazaretto	Listed	03/16/1972	Tinicum Township
The Printzhof (also known as Governor Printz Park)	NHL *	11/05/1961	Tinicum Township
TWA Maintenance Hangar	Eligible	08/19/1998	Tinicum Township

* National Historic Landmark

Source: Pennsylvania Historical & Museum Commission; Bureau of Historic Preservation

In addition to the above properties, historic resource surveys were conducted by the Delaware County Planning Department for Ridley Township and Tinicum Township in 1994. The documents identified historically significant buildings and other resources.

In Renaissance Planning Area 3, there may be individual buildings that would be considered historically significant or there may be historically or architecturally significant buildings in a contiguous area that could be considered for designation as a historic district. According to Census 2000, the following are the percentages of housing units built pre-World War II and from 1940 to 1959 by municipality. The demographics do not break out the two decades between 1940 and 1959. Therefore, included in the figure are housing units built between 1953 and 1959, which would not generally be eligible for designation as a significant or contributing building in a historic district.

<u>NAME OF MUNICIPALITY</u>	<u>1939 or EARLIER</u>	<u>1940 to 1959</u>
Eddystone Borough	38.7%	44.7%
Morton Borough	15.6%	35.0%
Ridley Park Borough	31.3%	35.2%
Rutledge Borough	66.2%	20.0%
Ridley Township	12.9%	57.4%
Tinicum Township	32.9%	34.5%

Source: U.S. Department of Commerce, Bureau of Census; Census 2000

From the above figures, it is interesting to note that almost two-thirds of the housing units in Rutledge Borough were built prior to World War II. Eddystone Borough, Tinicum Township and Ridley Park Borough also show that approximately one-third of its housing units were built prior to World War II.

Historical societies are volunteer organizations formed for the purpose of:

- preserving and protecting the history, traditions and culture of a particular area or site;
- collecting documentation on the history, traditions and culture of that area or site;
- providing educational programs on the history, traditions and culture; and
- share information on the history, traditions and culture via published materials.

Of the six (6) municipalities in Planning Area 3, there are three (3) historical societies. These are:

- Morton Historical Society
- Ridley Park Historical Society
- Tinicum Historical Society

In addition, there is the Delaware County Historical Society. The County Council also appoints citizens to the Heritage Commission of Delaware County, which coordinates and promotes the cultural heritage of Delaware County.

Historic preservation is most effective in communities that have historic preservation programs managed at the local government level. This is done by designating historic districts via local ordinances, developing historic preservation plans and other strategies through planning and zoning efforts, and protecting historic properties through a local Historical and Architectural Review Board.

In addition, municipalities in Pennsylvania with ordinances that protect and regulate historic properties may be eligible for Certified Local Government (CLG) status, a program authorized under the National Historic Preservation Act.

Ridley Park Borough is the only municipality in Renaissance Planning Area 3 to have a local historic district ordinance and a Historical and Architectural Review Board, which approves Certificates of Appropriateness prior issuance of building or demolition permits for buildings located within the local historic district. At the present time, it does not have Certified Local Government (CLG) status.

This project has been designated as a high priority as the Renaissance Planning Area 3 Task Force sees the need to preserve their historic assets as a means to revitalizing the area. Through historic preservation efforts, it is anticipated that it could generate economic development and improve the quality of life for the area residents.

Cost Estimate:

Phase Number	Phase Name	Cost Estimate
4-1	Inventory of Historic Assets and Prepare National Register nominations	\$70,150 – \$80,250
4-2	Prepare and Adopt Local Ordinances	\$50,750 – \$76,250
4-3	Form a regional or local non-profit preservation organization(s)	\$5,000 - \$6,000 per organization
4-4	Research and develop financial incentives	\$25,000 - \$35,000
4-5	Purchase Historic Assets / Resources	\$500,000 - \$1 Million
4-6	Preservation of historic structures	\$1 Million - \$3 Million
4-7	Preservation / Rehab of The Lazaretto <ul style="list-style-type: none"> ➤ Complete feasibility study ➤ Negotiate for the purchase ➤ Solicit developers to develop and operate The Lazaretto ➤ Prepare detailed plans for the rehabilitation of the buildings ➤ Conduct rehabilitation improvements 	\$8 Million - \$10 Million

Project Schedule:

Phase Number	Phase Name	Months
4-1	Inventory of Historic Assets and Prepare National Register nominations	18
4-2	Prepare and Adopt Local Ordinances	24
4-3	Form a local non-profit preservation organization	9
4-4	Research and develop financial incentives	9
4-5	Purchase Historic Assets / Resources	On-going over the 5-year period
4-6	Preservation of historic structures	On-going over the 5-year period
4-7	Preservation / Rehab of The Lazaretto <ul style="list-style-type: none"> ➤ Complete feasibility study ➤ Negotiate for the purchase ➤ Solicit developers to develop and operate The Lazaretto ➤ Prepare detailed plans for the rehabilitation of the buildings ➤ Conduct rehabilitation improvements 	48

Implementation Strategy:

The project will be accomplished through a number of phases, including:

- Conducting an inventory of historic assets and preparing National Register of Historic Places Nomination forms for properties deemed eligible for listing on the National Register.
- Preparing and adopting ordinances for local historic districts and the formation of a local Historic and Architectural Review Board in order to protect the historic assets.
- Form a regional or local non-profit preservation organization(s) to assist in preserving the historic assets through acquisition and rehabilitation activities.
- Acquiring historic assets and resources.
- Preserving the historic assets and resources through rehabilitation of the structures.
- Acquiring and preserving The Lazaretto property, which is one of the County's most important historic resources.

Technical assistance is available to assist in this project from the following organizations:

- Delaware County Planning Department
- Heritage Commission of Delaware County
- Delaware County Historical Society
- Preservation Alliance of Greater Philadelphia
- PA Historical and Museum Commission
- Preservation Pennsylvania
- National Trust for Historic Preservation

Potential sources from a number of funding mechanisms include:

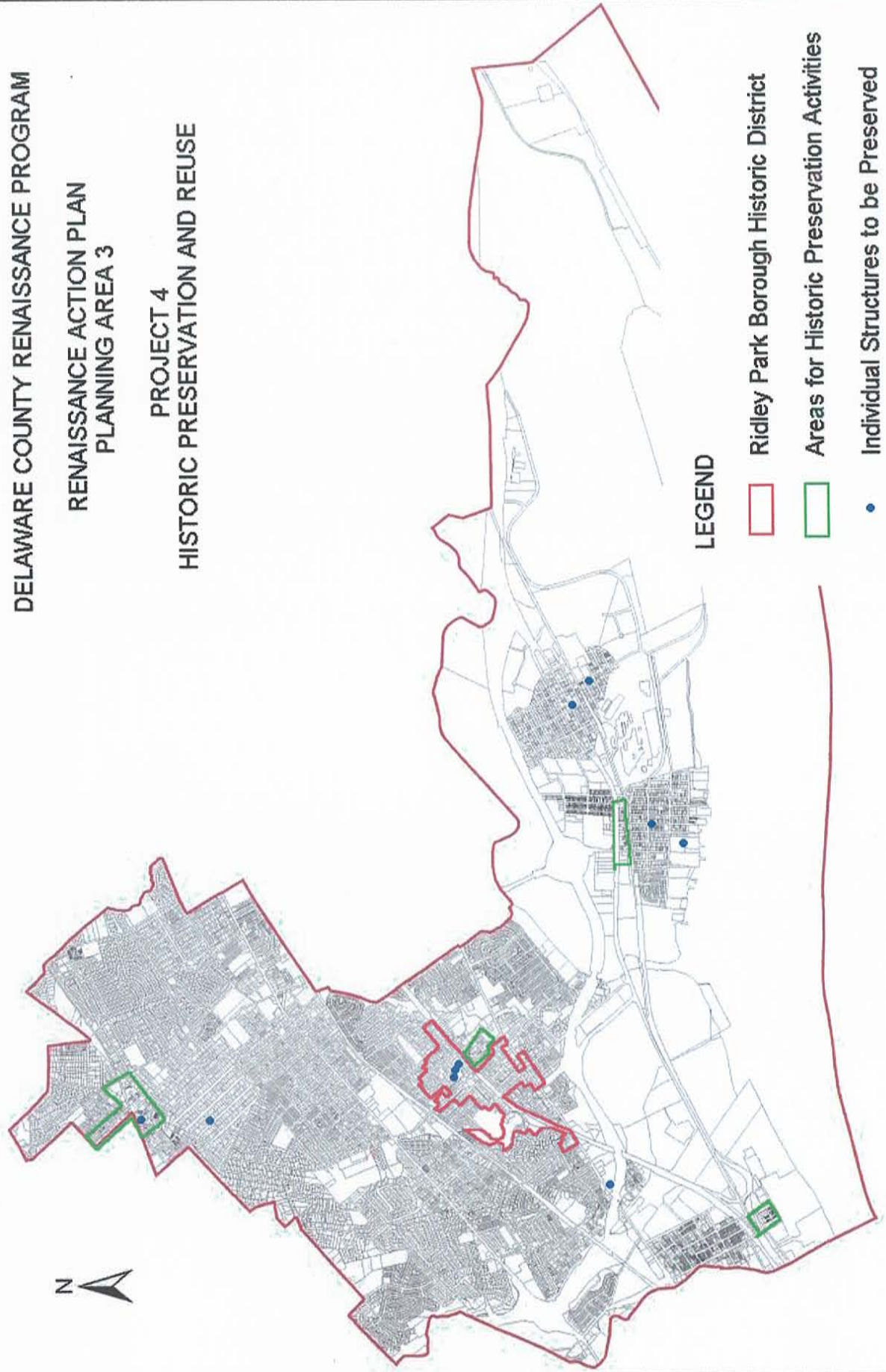
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- Pennsylvania History and Museum Grant Program
 - Historic Preservation Grants
- Keystone Historic Preservation Grant Program
- Pennsylvania Coastal Zone Management Program
- Save America's Treasures (National Park Service)
- Preservation Services Funds (National Trust for Historic Preservation)
- Preservation Pennsylvania Revolving Fund for Historic Property Acquisition (Preservation Pennsylvania)
- Municipalities' General Budgets

The project qualifies for assistance under the Delaware County Renaissance Program by meeting the optional elements of the program guidelines for the revitalization of the area through Historic Preservation. Through historic preservation efforts, it is anticipated that the project could generate economic development and improve the quality of life for the area residents. Jobs would be generated for engineers, architects and construction workers during the planning and construction phase of the preservation of historic buildings. Historic preservation will also increase the property value of the rehabilitated properties, thus increasing the property tax revenue for the county, municipality and school district. Visitors and tourists to historic sites have been a good resource to generate revenue for other businesses in the immediate area, such as hotels, restaurants and retail stores.




DELAWARE COUNTY RENAISSANCE PROGRAM

RENAISSANCE ACTION PLAN
PLANNING AREA 3

PROJECT 4
HISTORIC PRESERVATION AND REUSE



LEGEND

-  Ridley Park Borough Historic District
-  Areas for Historic Preservation Activities
-  Individual Structures to be Preserved

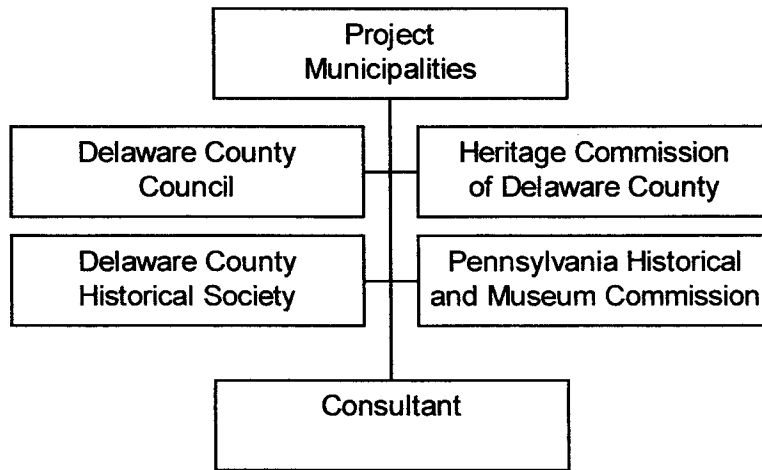
Project 4

Phase 1:

**INVENTORY OF HISTORIC ASSETS AND
PREPARE NATIONAL REGISTER NOMINATIONS**

Organizational Chart:

Phase 1 Responsibilities



Phase 1 Schedule:

Sub-Phase Number	Sub-Phase Name	Months
4-1-1	Prepare Request for Proposals to hire Consultant to conduct inventory and prepare nomination documents	3
4-1-2	Select Consultant to conduct inventory and prepare nomination documents	2
4-1-3	Conduct an inventory of potential historic assets	9
4-1-4	Prepare National Register of Historic Places nomination documents	9

Cost Estimate:

Sub-Phase Number	Sub-Phase Name	Cost Estimate
4-1-1	Prepare Request for Proposals to hire Consultant to conduct inventory and prepare nomination documents	\$100 - \$150
4-1-2	Select Consultant to conduct inventory and prepare nomination documents	\$50 - \$100
4-1-3	Conduct an inventory of potential historic assets	\$35,000 - \$40,000
4-1-4	Prepare National Register of Historic Places nomination documents	\$35,000 - \$40,000

Phase Detail: An inventory of historic assets is conducted to assess the eligibility of historic buildings, structures, sites, objects and historic districts for listing in the National Register of Historic Places. Surveyed properties are evaluated in relation to similar properties and in the context of history, architecture, engineering, or culture.

The inventory shall be conducted utilizing the Historic Resource Survey Form from the Pennsylvania Historical and Museum Commission. The information to be provided includes:

- A site plan of the location of the historic resource,
- Photographs of the exterior of the historic resource,
- Information regarding ownership and specific location,
- Historic and current functions,
- Architectural style and materials,
- Historical background,
- Bibliographical sources,
- Detailed physical description narrative, and
- Detailed historical narrative.

The Historic Resource Survey Forms are used for either individual historic resources or historic districts. However, with historic districts, additional information is required regarding the historical development of the district and the predominant characteristics of the district, such as type and/or period of architecture.

Primary Funding Sources:

- Delaware County Renaissance Program
- Pennsylvania History and Museum Grant Program – Historic Preservation Grants [Pennsylvania Historical and Museum Commission (PHMC)]
 - Eligible Uses as it pertains to this phase
 - Cultural Resources Surveys
 - Historic sites surveys
 - Architectural surveys
 - Archaeological surveys
 - Thematic surveys
 - National Register of Historic Places Nominations
 - Nominations for historic properties
 - Nominations for historic districts
 - Multiple property nominations
 - Nominations for archaeological sites
 - Amounts
 - Grant awards shall not exceed \$15,000

- o Terms and Conditions
 - Grants up to and including \$5,000 require no matching funds.
 - Grants of \$5,001 and up to and including \$15,000 require 50/50 matching funds.
 - In-kind contributions may be used to satisfy the matching requirement; however, cash matches are strongly encouraged and will be considered in the evaluation process.
 - All projects must relate directly to identifying, preserving, promoting and protecting the historic and archaeological resources of Pennsylvania for the benefit of the public.
 - Grants for Cultural Resources Surveys may not be used to prepare determinations of eligibility for the National Register.
 - Grants for National Register of Historic Places Nominations may not be used for preparation of requests for eligibility. Properties must have been previously determined eligible for listing on the National Register of Historic Places.
 - Projects must be conducted in accordance with the Pennsylvania Historical and Museum Commission's Bureau for Historic Preservation's standards, guidelines and documentation requirements.
 - Consultants working on the projects will be required to attend a special training session in Harrisburg. The cost of the training session should be factored into the proposal.
 - Projects shall not extend beyond the twelve (12) month implementation period
- o Eligibility
 - Types of organizations that are eligible to apply:
 - Local governments
 - Historic preservation organizations
 - Historical societies
 - Other historical organizations
 - Other eligibility requirements
 - Must have tax-exempt status [501(c)(3)]
 - Must be incorporated and in existence for at least two years
 - Must be registered with the Pennsylvania Commission on Charitable Organizations
- o Where to Apply
 - Application Submission Deadline – Generally in early December
 - Awarded the following July, subject to annual availability of funds from the Commonwealth of Pennsylvania

- Applicants are required to use the web-based electronic grant application process. Exceptions are generally only made for those applicants who do not have access to the necessary equipment.
- A copy of the grant application guidelines and forms can be obtained at:
 - Websites: www.artsnet.org/phmc
 - Pennsylvania Historical and Museum Commission
Bureau of Historic Preservation
Commonwealth Keystone Building
400 North Street
Harrisburg, PA 17120-0093
1-800-201-3231
Carol Lee – Historic Preservation Grant Manager
(717-783-9918 or calee@state.pa.us)

□ Municipalities' General Budgets

Phase Interface: This phase is an important first step to determining the historic assets in Renaissance Planning Area 3. While Ridley Park Borough has identified historic assets when it prepared and adopted its local historic district ordinance and an inventory process was conducted in 1994 for Ridley and Tinicum Townships, there are potentially many historic assets still unidentified. This phase should be completed prior to developing local ordinances to assist in the protection of historic assets (Project 4 – Phase 2) and prior to purchasing historic assets and preserving assets (Project 4 – Phases 5 and 6). Also, there are several properties already determined to be eligible for listing on the National Register of Historic Places. This phase would include the preparation of nomination forms for those properties as well as new potential National Register properties.

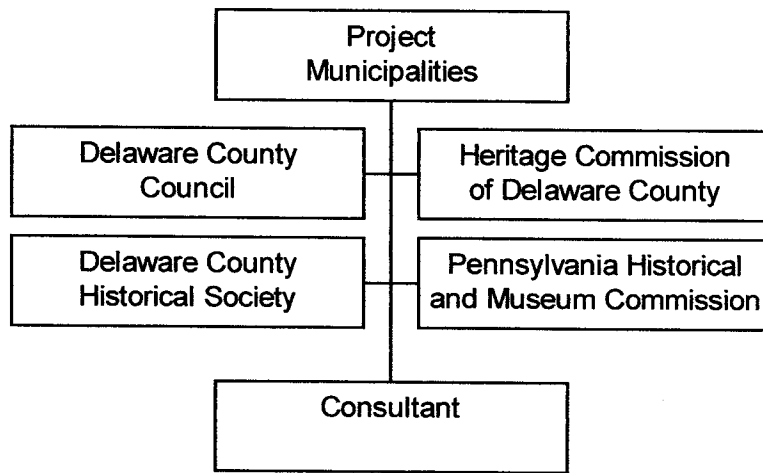
Project 4

Phase 2:

**PREPARE AND ADOPT ORDINANCES
FOR LOCAL HISTORIC DISTRICTS AND
HISTORIC AND ARCHITECTURAL REVIEW BOARDS**

Organizational Chart:

Phase 2 Responsibilities



Phase 2 Schedule:

Sub-Phase Number	Sub-Phase Name	Months
4-2-1	Prepare Request for Proposals to hire Consultant to conduct inventory and prepare nomination documents	3
4-2-2	Select Consultant to conduct inventory and prepare nomination documents	2
4-2-3	Prepare and adopt local ordinances	6 per ordinance

Cost Estimate:

Sub-Phase Number	Sub-Phase Name	Cost Estimate
4-2-1	Prepare Request for Proposals to hire Consultant to conduct inventory and prepare nomination documents	\$100 - \$150 per ordinance
4-2-2	Select Consultant to conduct inventory and prepare nomination documents	\$50 - \$100 per ordinance
4-2-3	Prepare and adopt local ordinances	\$10,000 - \$15,000 per ordinance

Phase Detail: Municipalities may designate local historic districts by local ordinance as authorized by the 1961 Historic District Act (Act 167) as well as using provisions of the Municipal Planning Code (Act 67 & 68, Article 6, Section 603-8-7-G-2 and Section 604) that authorizes municipalities to use zoning for protection and preservation purposes.

The ordinance should contain regulations regarding:

- the delineation of the local historic district,
- the creation, membership, and duties of the Historical and Architectural Review Board,
- design guidelines, and
- application review procedures.

A model historic district ordinance is available on the Pennsylvania's Historical and Museum Commission's Website at: www.phmc.state.us/bhp/community/overview.asp?secid+25.

This phase would involve the selection of a consultant to assist in the preparation of ordinances to protect the historic assets in the Renaissance Planning Area 3's municipalities. Ordinances would be prepared for adoption for each of the municipalities as well as assisting the municipalities' in the formation of Historic and Architectural Review Boards.

Primary Funding Sources:

- Delaware County Renaissance Program
- Municipalities' General Budget

Secondary Funding Sources:

- Pennsylvania History and Museum Grant Program – Historic Preservation Grants [Pennsylvania Historical and Museum Commission (PHMC)]
 - Eligible Uses as it pertains to this phase
 - Planning and Development Assistance
 - Design guidelines
 - Preparation of historic preservation plans
 - Development of a Historic Architectural Review Board
 - Amounts
 - Grant awards shall not exceed \$15,000
 - Terms and Conditions
 - Grants up to and including \$5,000 require no matching funds.

- Grants of \$5,001 and up to and including \$15,000 require 50/50 matching funds.
- In-kind contributions may be used to satisfy the matching requirement; however, cash matches are strongly encouraged and will be considered in the evaluation process.
- All projects must relate directly to identifying, preserving, promoting and protecting the historic and archaeological resources of Pennsylvania for the benefit of the public.
- Projects shall not extend beyond the twelve (12) month implementation period
- o Eligibility
 - Types of organizations that are eligible to apply:
 - Local governments
 - Historic preservation organizations
 - Historical societies
 - Other historical organizations
 - Other eligibility requirements
 - Must have tax-exempt status [501(c)(3)]
 - Must be incorporated and in existence for at least two years
 - Must be registered with the Pennsylvania Commission on Charitable Organizations
- o Where to Apply
 - Application Submission Deadline – Generally in early December
 - Awarded the following August, subject to annual availability of funds from the Commonwealth of Pennsylvania
 - Applicants are required to use the web-based electronic grant application process. Exceptions are generally only made for those applicants who do not have access to the necessary equipment.
 - A copy of the grant application guidelines and forms can be obtained at:
 - Websites: www.artsnet.org/phmc
 - Pennsylvania Historical and Museum Commission
Bureau of Historic Preservation
Commonwealth Keystone Building
400 North Street
Harrisburg, PA 17120-0093
1-800-201-3231
Carol Lee – Historic Preservation Grant Manager
(717-783-9918 or calee@state.pa.us)

Phase Interface: This phase is critical to preserving the historic assets in the municipalities. Historic preservation is most effective in communities that have historic preservation programs managed at the local government level. Designating historic districts via local ordinances, through planning and zoning efforts, and protecting historic properties through a local Historical and Architectural Review Board are the tools for preserving local historic assets.

The preparation and adoption of local ordinances is a critical step, but cannot be accomplished without the inventory work conducted under Project 4 – Phase 1.

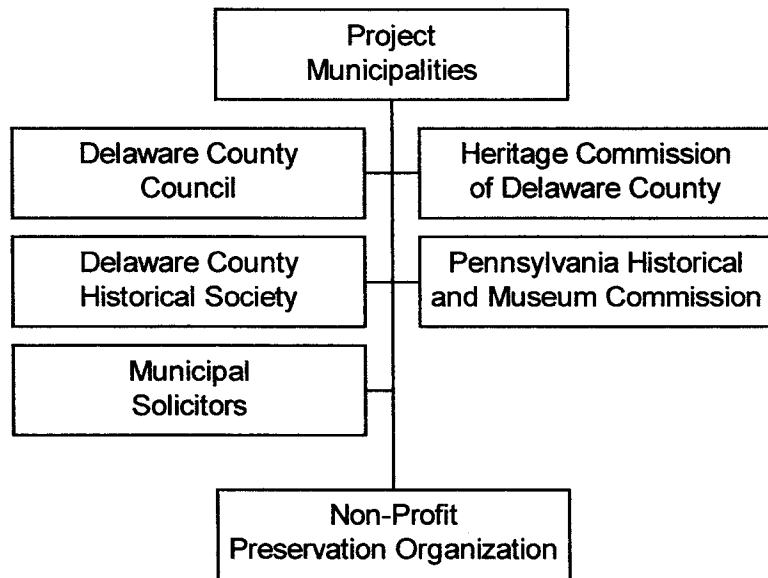
Project 4

Phase 3:

**FORM A REGIONAL OR LOCAL
NON-PROFIT PRESERVATION ORGANIZATION(S)**

Organizational Chart:

Phase 3 Responsibilities



Phase 3 Schedule:

Sub-Phase Number	Sub-Phase Name	Months
4-3-1	Form a regional or local Historic Preservation Organization(s)	9

Cost Estimate:

Sub-Phase Number	Sub-Phase Name	Cost Estimate
4-3-1	Form a regional or local Historic Preservation Organization(s)	\$5,000 - \$6,000 per organization

Phase Detail:

The formation of a local non-profit preservation organization will assist in preserving the historic resources in the communities. There are two (2) types of non-profit historic preservation organizations:

- a volunteer group dedicated to disseminating information and providing education regarding the history, traditions and culture of a specific area, such as a local historical society; and
- a formal staffed organization (either local or regional) that would acquire and rehabilitate historic buildings and sites.

The project would involve the formation of a non-profit organization through:

- the identification of how the organization will be structured,
- preparation and submission of Articles of Incorporation,
- preparation and submission of IRS Non-Profit Tax Status,
- development of Bylaws,
- election of the board, and
- development of activities to be implemented by the organization.

Primary Funding Sources:

- Delaware County Renaissance Program
- Municipalities' General Budget

Secondary Funding Sources:

- Preservation Services Funds (National Trust for Historic Preservation)
 - Eligible Uses as it pertains to this phase
 - Preservation Planning
 - Organizational Development
 - Amounts
 - Grants from \$500 to \$5,000
 - Terms and Conditions
 - Grants require 50/50 match
 - Eligibility
 - Types of organizations that are eligible to apply:
 - Non-profit organizations
 - Public agencies
 - Where to Apply
 - A copy of the grant guidelines and forms can be obtained at:
 - Website: www.nationaltrust.org/help/funding.html

- **National Trust for Historic Preservation**
1785 Massachusetts Ave, NW
Washington, DC 20036
202-588-6000

Phase Interface: In order to assist in the preservation of historic assets, it would be advisable to take a pro-active step toward acquiring and rehabilitating the assets. While some of the municipalities have a local historical society, they are voluntary organizations dedicated to research and education and do not usually have the capabilities to acquire and rehabilitate a historic structure.

This phase would be beneficial to the project as another method of generating funds from grant programs and private foundations, thus expediting the purchase and rehabilitation of historic assets (Project 4 – Phases 5 and 6).

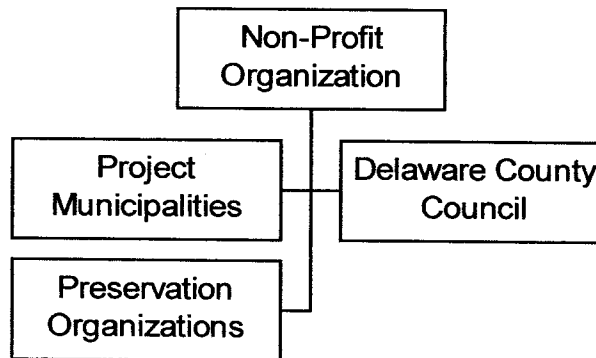
Project 4

Phase 4:

**RESEARCH AND DEVELOPMENT
OF FINANCIAL RESOURCES**

Organizational Chart:

Phase 4 Responsibilities



Phase 4 Schedule:

Sub-Phase Number	Sub-Phase Name	Months
4-4-1	Research and development of financial incentives	9

Cost Estimate:

Sub-Phase Number	Sub-Phase Name	Cost Estimate
4-4-1	Research and development of financial incentives	\$25,000 - \$30,000

Phase Detail:

This phase would involve researching existing financial resources that would be available to assist in the preservation. This phase would also involve lobbying the Delaware County Council and the state legislature for the development of new financial incentives or increasing the appropriations or maximum limits of existing financial resources.

Primary Funding Sources:

- Municipalities' General Budgets

Phase Interface: Financial resources obtained from grant programs and private foundations are critical to operating the non-profit organization (Project 4 – Phase 4) and to the purchase and rehabilitation of historic assets (Project 4 – Phases 5 and 6).

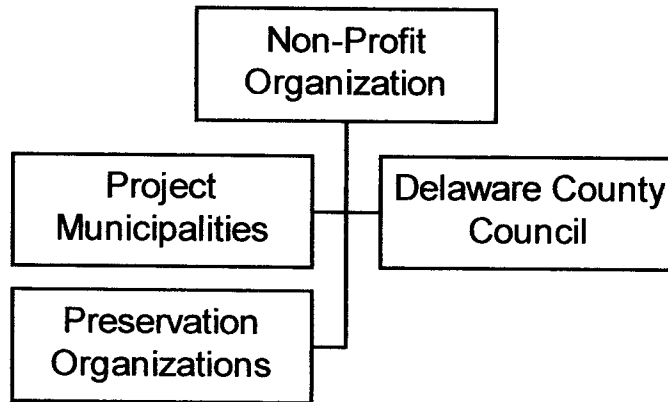
Project 4

Phase 5:

PURCHASE OF HISTORIC ASSETS

Organizational Chart:

Phase 5 Responsibilities



Phase 5 Schedule:

Sub-Phase Number	Sub-Phase Name	Months
4-5-1	Research availability of historic properties for sale	On-going over the 5-year period
4-5-2	Negotiate for the sale of historic properties	On-going over the 5-year period
4-5-3	Conducting closing on the sale of historic properties	On-going over the 5-year period

Cost Estimate:

Sub-Phase Number	Sub-Phase Name	Cost Estimate
4-5-1	Research availability of historic properties for sale	\$5,000 - \$7,500
4-5-2	Negotiate for the sale of historic properties	\$7,500 - \$10,000
4-5-3	Conducting closing on the sale of historic properties	\$500,000 - \$2 Million

Phase Detail: This phase involves the negotiations and purchase of historic resources as identified during inventory of historic assets.. Acquisition would be on an on-going basis as properties become available for sale or as the organization negotiates with the property owner to consider the sale of the historic property.

Primary Funding Sources:

- Delaware County Renaissance Program

Secondary Funding Sources:

- Preservation Pennsylvania Revolving Fund for Historic Property Acquisition; Preservation Fund of Pennsylvania (Preservation Pennsylvania)
 - Eligible Uses as it pertains to this phase
 - Assist in the preservation of threatened historic resources
 - Acquisition
 - Crisis intervention
 - Priority issues
 - Discretionary projects
 - Amounts
 - Loan Amount:
 - Maximum loan/grant combinations is \$50,000;
 - 2/3 loan to 1/3 grant;
 - Loans not to exceed a period of 8 years;
 - May require matching funds;
 - Loan commitments are good for up to 12 months.
 - Loan Terms:
 - Months 1-12 0% Annual interest
 - Months 13-36 1/2 Fixed prime rate
 - Months 37-96 Fixed prime rate
 - Repayments: Schedule is negotiable and may be deferred
 - Terms and Conditions
 - Building must be listed, or eligible for listing, in National Register of Historic Places.
 - Special consideration will be given to projects that assist properties that are listed on Preservation Pennsylvania's *Pennsylvania at Risk* annual listing of endangered properties.
 - An agreement to place a restriction agreement on the property may be required.

- o Eligibility
 - Applicants must members of Preservation Pennsylvania
 - Types of organizations that are eligible to apply:
 - 501(c)(3) nonprofit organizations
 - Government agencies
- o Where to Apply
 - Applications are accepted at any time, and are generally reviewed on a quarterly basis.
 - A copy of the grant guidelines and forms can be obtained at:
 - Website: www.preservationpa.org/FrameFunding.html
 - Preservation Pennsylvania
257 North Street
Harrisburg, PA 17107
717-234-2310
E-mail: PPA@Preservationpa.org

Phase Interface: Properties to be purchased would include historic assets identified in the inventory (Project 4 – Phase 1). Ownership of a historic asset is usually required in order to be awarded funds from grant programs and private foundations (Project 4 – Phase 4) for the construction phase of the project.

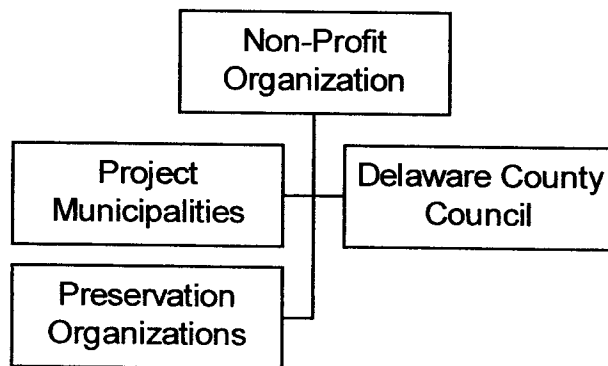
Project 4

Phase 6:

**PRESERVATION OF
HISTORIC STRUCTURES**

Organizational Chart:

Phase 6 Responsibilities



Phase 6 Schedule:

Sub-Phase Number	Sub-Phase Name	Months
4-6-1	Preservation of Historic Structures	On-going over the 5-year period

Cost Estimate:

Sub-Phase Number	Sub-Phase Name	Cost Estimate
4-6-1	Preservation of Historic Structures	





Project Detail:

This phase would involve the actual renovation / rehabilitation of historic resources (both public and private), including:

- Stabilizing the property,
- Make repairs and alterations
- Upgrading mechanical, plumbing, and electrical systems,
- Conducting required improvements to meet local building codes,
- Construction of compatible additions, and/or
- On-going maintenance and repair.

Possible structures / areas to be preserved may include, but not limited to:

➤ Preservation of public facilities

<p>Ridley Park Borough Hall</p>  A three-story brick building with a prominent front porch supported by columns. A large tree is in the foreground.	<p>105 East Ward Street</p>
<p>Ridley Park Athletic Club Building</p>  A two-story light-colored building with a wide front porch supported by columns. The name "RIDLEY PARK ATHLETIC CLUB" is visible above the porch.	<p>East Ward Street</p>
<p>Ridley Park Public Library</p>  A single-story brick building with a central entrance and a set of stairs leading up to it.	<p>107 East Ward Street</p>
<p>Rutledge Borough Hall</p>  A two-story brick building with a prominent portico supported by four columns. A set of stairs leads up to the entrance.	<p>212 Unity Terrace</p>

Morton Borough SEPTA Station



Morton & Yale Avenues

➤ Preservation of private commercial buildings

Downtown Morton



Morton Avenue (Walnut Street to Borough line)
Kedron Avenue (Morton Avenue to Silver Lake Terrace)
Yale Avenue (Christian Street to Morton Avenue)

Downtown Ridley Park




Hinckley Avenue (Swarthmore Avenue to Sellers Avenue)
Sellers Avenue (Swarthmore Avenue to Hinckley Avenue)
Dutton Street (Sellers Avenue to Felton Avenue)

Commercial areas in Tinicum Township



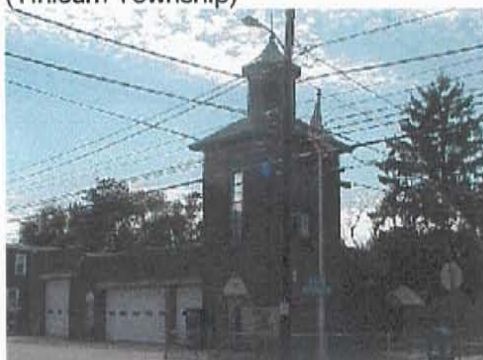
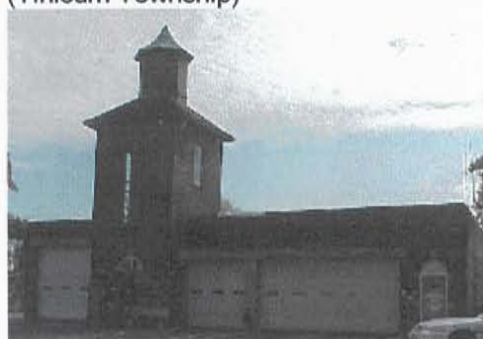
Powhatan Avenue (Wanamaker Avenue to Saude Avenue)




➤ Preservation of private residential dwellings

<p>Eddystone Village</p> 	<p>Concord Avenue (4th Street to 2nd Street) Lexington Avenue (4th Street to 2nd Street) 2nd Street (Eddystone Avenue to Saville Avenue)</p>
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Other residential homes in Eddystone Borough, Morton Borough, Ridley Park Borough, Rutledge Borough, Ridley Township, and Tincum Township to be determined based upon the Inventory of Historic Assets (Project 4 – Phase 1).

➤ Reuse of commercial / public structures

<p>Lester Fire Hall (Tincum Township)</p> 	<p>1000 4th Avenue</p>
<p>Essington Fire Hall (Tincum Township)</p> 	<p>216 East 3rd Street</p>

<p>Former school building (Tinicum Township)</p> 	<p>Governor Printz Blvd. at 3rd Avenue</p>
<p>O. W. Ketchum Terra Cotta Works (Ridley Township & Ridley Park Borough)</p> 	<p>End of Ketchum Avenue (south of Chester Pike & north of I-95)</p>
	

Primary Funding Sources:

- Delaware County Renaissance Program
- Pennsylvania History and Museum Grant Program – Historic Preservation Grants [Pennsylvania Historical and Museum Commission (PHMC)]
 - Eligible Uses as it pertains to this phase
 - Planning and Development Assistance
 - Feasibility studies
 - Preparation of plans for adaptive reuse of historic properties
 - Amounts
 - Grant awards shall not exceed \$15,000
 - Terms and Conditions
 - Grants up to and including \$5,000 require no matching funds.
 - Grants of \$5,001 and up to and including \$15,000 require 50/50 matching funds.

- In-kind contributions may be used to satisfy the matching requirement; however, cash matches are strongly encouraged and will be considered in the evaluation process.
- All projects must relate directly to identifying, preserving, promoting and protecting the historic and archaeological resources of Pennsylvania for the benefit of the public.
- Projects shall not extend beyond the twelve (12) month implementation period
- o Eligibility
 - Types of organizations that are eligible to apply:
 - Local governments
 - Historic preservation organizations
 - Historical societies
 - Other historical organizations
 - Other eligibility requirements
 - Must have tax-exempt status [501(c)(3)]
 - Must be incorporated and in existence for at least two years
 - Must be registered with the Pennsylvania Commission on Charitable Organizations
- o Where to Apply
 - Application Submission Deadline – Generally in early December
 - Awarded the following August, subject to annual availability of funds from the Commonwealth of Pennsylvania
 - Applicants are required to use the web-based electronic grant application process. Exceptions are generally only made for those applicants who do not have access to the necessary equipment.
 - A copy of the grant application guidelines and forms can be obtained at:
 - Websites: www.artsnet.org/phmc
 - Pennsylvania Historical and Museum Commission
Bureau of Historic Preservation
Commonwealth Keystone Building
400 North Street
Harrisburg, PA 17120-0093
1-800-201-3231
Carol Lee – Historic Preservation Grant Manager
(717-783-9918 or calee@state.pa.us)

- Keystone Historic Preservation Grant Program [Pennsylvania Historical and Museum Commission (PHMC)]
 - Eligible Uses as it pertains to this phase
 - Preservation of Historic Resources
 - Process of applying measures necessary to sustain the existing form, integrity and materials of a historic property.
 - Includes preliminary measures to protect and stabilize the property
 - Generally focuses upon the ongoing maintenance and repair of historic materials and features
 - Rehabilitation of Historic Resources
 - Process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions of features which convey its historical, cultural and architectural values
 - Restoration of Historic Resources
 - Process of accurately depicting the form, features and character of a property as it appeared at a particular period of time
 - Amounts
 - Grant requests should be between \$5,000 and \$100,000
 - Terms and Conditions
 - Grants require 50/50 cash match
 - All grant assisted construction work must meet the Secretary of the Interior's "Standards for the Treatment of Historic Properties"
 - Project or design work must be initiated within forty-five days of the date that the fully executed Grant Agreement is sent to the grantee
 - Preservation covenants are required on all properties
 - Projects shall not extend beyond the twenty-four (24) month implementation period
 - Eligibility
 - Types of organizations that are eligible to apply:
 - Local governments
 - Historic preservation organizations
 - Historical societies
 - Other eligibility requirements
 - Applicants must own or support a publicly accessible historic property listed, or eligible for listing, in the National Register of Historic Places, or own or support a contributing historic property in a National Register Historic District

- Property must be open and accessible to the public on a regular basis, not less than 100 days per year. (If it is not currently accessible to the public, the applicant must include detailed plans to open the property to the public as a result of the grant.)
- Must have tax-exempt status [501(c)(3)]
- Must have been in existence for five (5) years
- o Where to Apply
 - Application Submission Deadline – Generally in early May
 - Awarded the following November, subject to annual availability of funds from the Commonwealth of Pennsylvania
 - Applicants are required to use the web-based electronic grant application process. Exceptions are generally only made for those applicants who do not have access to the necessary equipment.
 - A copy of the grant application guidelines and forms can be obtained at:
 - Websites: www.artsnet.org/phmc
 - Pennsylvania Historical and Museum Commission
Bureau of Historic Preservation
Commonwealth Keystone Building
400 North Street
Harrisburg, PA 17120-0093
1-800-201-3231
Bryan Van Swedem – Administrator, Keystone Historic Preservation Grants
(717-772-5071 or bvansweden@state.pa.us)

Secondary Funding Sources:

- Preservation Pennsylvania Revolving Fund for Historic Property Acquisition Preservation Fund of Pennsylvania (Preservation Pennsylvania)
 - o Eligible Uses as it pertains to this phase
 - Assist in the preservation of threatened historic resources
 - Acquisition
 - Crisis intervention
 - Priority issues
 - Discretionary projects
 - o Amounts
 - Loan Amount:
 - Maximum loan/grant combinations is \$50,000;
 - 2/3 loan to 1/3 grant;
 - Loans not to exceed a period of 8 years;

- May require matching funds;
- Loan commitments are good for up to 12 months.
- Loan Terms:
 - Months 1-12 0% Annual interest
 - Months 13-36 1/2 Fixed prime rate
 - Months 37-96 Fixed prime rate
 - Repayments: Schedule is negotiable and may be deferred
- o Terms and Conditions
 - Building must be listed, or eligible for listing, in National Register of Historic Places.
 - Special consideration will be given to projects that assist properties that are listed on Preservation Pennsylvania's *Pennsylvania at Risk* annual listing of endangered properties.
 - An agreement to place a restriction agreement on the property may be required.
- o Eligibility
 - Applicants must members of Preservation Pennsylvania
 - Types of organizations that are eligible to apply:
 - 501(c)(3) nonprofit organizations
 - Government agencies
- o Where to Apply
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 - A copy of the grant guidelines and forms can be obtained at:
 - Website: www.preservationpa.org/FrameFunding.html
 - Preservation Pennsylvania
257 North Street
Harrisburg, PA 17107
717-234-2310
E-mail: PPA@Preservationpa.org

Phase Interface: Once funds have been identified and awarded (Project 4 – Phase 4) and the historic asset acquired (Project 4 – Phase 5), then the non-profit organization may proceed with the rehabilitation of the historic asset.

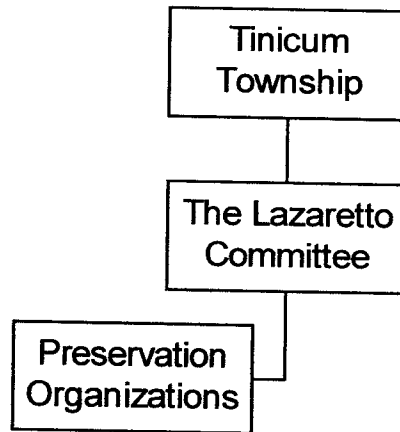
Project 4

Phase 7:

**PRESERVATION AND REHABILITATION OF
THE LAZARETTO**

Organizational Chart:

Phase 7 Responsibilities



Phase 7 Schedule:

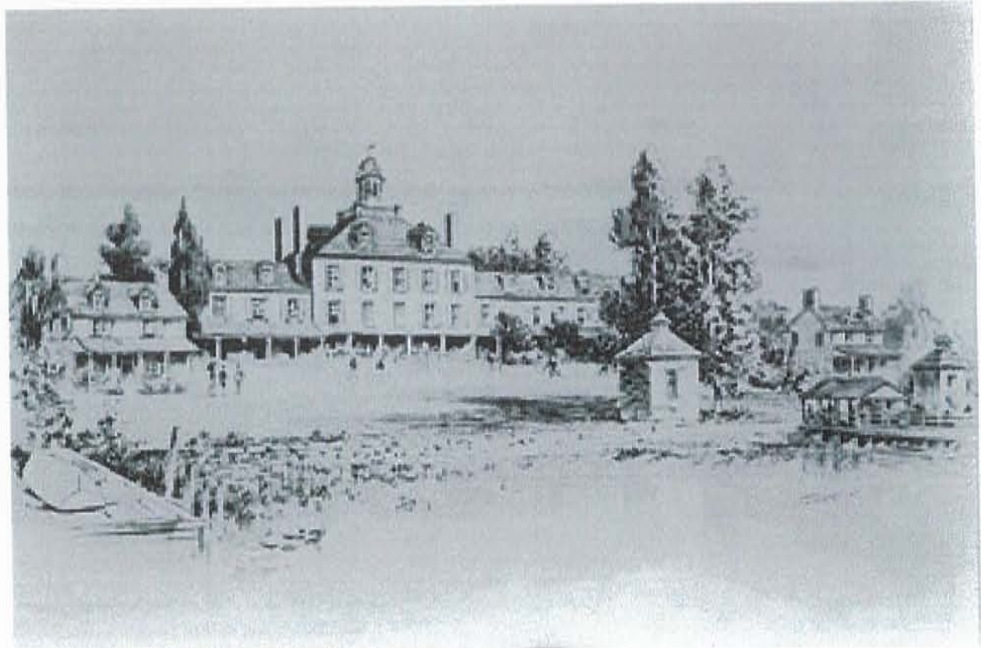
Sub-Phase Number	Sub-Phase Name	Months
4-7-1	Complete feasibility study	3
4-7-2	Negotiate for the purchase	6
4-7-3	Solicit developers to develop and operate The Lazaretto	9
4-7-4	Prepare detailed architectural and engineering plans for the rehabilitation of the buildings	12
4-7-5	Conduct rehabilitation improvements	18

Cost Estimate:

Sub-Phase Number	Sub-Phase Name	Cost Estimate
4-7-1	Complete feasibility study	\$200,000
4-7-2	Negotiate for the purchase	\$3 Million - \$4 Million
4-7-3	Solicit developers to develop and operate The Lazaretto	\$25,000 - \$50,000
4-7-4	Prepare detailed architectural and engineering plans for the rehabilitation of the buildings	\$100,000 - \$150,000
4-7-5	Conduct rehabilitation improvements	\$5 Million - \$6 Million

Project Detail:

The Lazaretto is one of the nation's first immigration quarantine stations, serving the Port of Philadelphia for 100 years. The structure, located at 2nd Street and Wanamaker Avenue was placed on the National Register of Historic Places on March 16, 1972 (#72001119). It is one of the most historic buildings in Delaware County.



Drawing by Frank H. Taylor, 1895
Source: HABS, PA 23-ESTO, 1-2
From Website: www.preservationalliance.com

The remaining structure on the 10-acre site along the Delaware River includes the former administration building, a three-story, Georgian style structure topped with a white cupola. The physician's house has been subdivided from the original parcel and is presently a private yacht club.

The property was purchased in June 2000 by a developer who wants to demolish The Lazaretto to make way for an airport long-term parking lot, or a hotel, or a riverboat gambling complex (if state legislation is passed in the future). Opposing the demolition are various Preservation organizations and citizens.

The project will involve the following sub-phases:

- Completing feasibility study
- Negotiating for the purchase of the property
- Soliciting developers as partners to develop and operate

- The Lazaretto
- Preparing detailed plans for the rehabilitation of the buildings
- Conducting rehabilitation improvements

There are several scenarios regarding the development of The Lazaretto property. They include:

- Scenario 1
 - Developing the property as a stand alone project,
- Scenario 2
 - Subdividing a portion of the property along 2nd Street to develop as another use, such as single-family dwellings or townhouses, that would be compatible with the architectural style of The Lazaretto and other buildings in the area, or
- Scenario 3
 - Developing an interconnected project with the Governor Printz Park to focus on the unique history of the area. This scenario would involve working with the property located between the two (2) sites to improve its parking area with a new layout with landscaping and buffer areas. The improvements to the parking area would also include walkway, via an access easement, to allow tourists and other visitors to walk from one of the historic sites to the other.

Primary Funding Sources:

- Delaware County Renaissance Program
- Pennsylvania History and Museum Grant Program – Historic Preservation Grants [Pennsylvania Historical and Museum Commission (PHMC)]
 - Eligible Uses as it pertains to this phase
 - Planning and Development Assistance
 - Feasibility studies
 - Preparation of plans for adaptive reuse of historic properties
 - Amounts
 - Grant awards shall not exceed \$15,000
 - Terms and Conditions
 - Grants up to and including \$5,000 require no matching funds.
 - Grants of \$5,001 and up to and including \$15,000 require 50/50 matching funds.

- In-kind contributions may be used to satisfy the matching requirement; however, cash matches are strongly encouraged and will be considered in the evaluation process.
- All projects must relate directly to identifying, preserving, promoting and protecting the historic and archaeological resources of Pennsylvania for the benefit of the public.
- Projects shall not extend beyond the twelve (12) month implementation period
- o Eligibility
 - Types of organizations that are eligible to apply:
 - Local governments
 - Historic preservation organizations
 - Historical societies
 - Other historical organizations
 - Other eligibility requirements
 - Must have tax-exempt status [501(c)(3)]
 - Must be incorporated and in existence for at least two years
 - Must be registered with the Pennsylvania Commission on Charitable Organizations
- o Where to Apply
 - Application Submission Deadline – Generally in early December
 - Awarded the following August, subject to annual availability of funds from the Commonwealth of Pennsylvania
 - Applicants are required to use the web-based electronic grant application process. Exceptions are generally only made for those applicants who do not have access to the necessary equipment.
 - A copy of the grant application guidelines and forms can be obtained at:
 - Websites: www.artsnet.org/phmc
 - Pennsylvania Historical and Museum Commission
Bureau of Historic Preservation
Commonwealth Keystone Building
400 North Street
Harrisburg, PA 17120-0093
1-800-201-3231
Carol Lee – Historic Preservation Grant Manager
(717-783-9918 or calee@state.pa.us)

- Keystone Historic Preservation Grant Program [Pennsylvania Historical and Museum Commission (PHMC)]
 - Eligible Uses as it pertains to this phase
 - Preservation of Historic Resources
 - Process of applying measures necessary to sustain the existing form, integrity and materials of a historic property.
 - Includes preliminary measures to protect and stabilize the property
 - Generally focuses upon the ongoing maintenance and repair of historic materials and features
 - Rehabilitation of Historic Resources
 - Process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions of features which convey its historical, cultural and architectural values
 - Restoration of Historic Resources
 - Process of accurately depicting the form, features and character of a property as it appeared at a particular period of time
 - Amounts
 - Grant requests should be between \$5,000 and \$100,000
 - Terms and Conditions
 - Grants require 50/50 cash match
 - All grant assisted construction work must meet the Secretary of the Interior's "Standards for the Treatment of Historic Properties"
 - Project or design work must be initiated within forty-five days of the date that the fully executed Grant Agreement is sent to the grantee
 - Preservation covenants are required on all properties
 - Projects shall not extend beyond the twenty-four (24) month implementation period
 - Eligibility
 - Types of organizations that are eligible to apply:
 - Local governments
 - Historic preservation organizations
 - Historical societies
 - Other eligibility requirements
 - Applicants must own or support a publicly accessible historic property listed, or eligible for listing, in the National Register of Historic Places, or own or support a contributing historic property in a National Register Historic District

- Property must be open and accessible to the public on a regular basis, not less than 100 days per year. (If it is not currently accessible to the public, the applicant must include detailed plans to open the property to the public as a result of the grant.)
- Must have tax-exempt status [501(c)(3)]
- Must have been in existence for five (5) years
- o Where to Apply
 - Application Submission Deadline – Generally in early May
 - Awarded the following November, subject to annual availability of funds from the Commonwealth of Pennsylvania
 - Applicants are required to use the web-based electronic grant application process. Exceptions are generally only made for those applicants who do not have access to the necessary equipment.
 - A copy of the grant application guidelines and forms can be obtained at:
 - Websites: www.artsnet.org/phmc
 - Pennsylvania Historical and Museum Commission
Bureau of Historic Preservation
Commonwealth Keystone Building
400 North Street
Harrisburg, PA 17120-0093
1-800-201-3231
Bryan Van Swedem – Administrator, Keystone Historic Preservation Grants
(717-772-5071 or bvansweden@state.pa.us)

Secondary Funding Sources:

- o Pennsylvania Coastal Zone Management Program (CZM) [Pennsylvania Department of Environmental Protection (DEP) and U.S. Department of Commerce National Oceanic and Atmospheric Administration (NOAA)]
 - o Eligible Uses as it pertains to this phase
 - Historic Sites and Structures (Preservation, restoration and enhancement of coastally significant historic sites and structures within the coastal zones)
 - Restoration and preservation of historic coastal sites and structures
 - Construction projects for rehabilitation of significant historic buildings and structures located within the designated coastal zone

- o Amounts
 - Generally, a \$50,000 grant limit is imposed on any single project
 - Applicants with proposals requiring more than \$50,000 in grant funding should discuss possible funding alternatives with the state program staff before making application
- o Terms and Conditions
 - Each dollar of Coastal Zone Management Program funds must be matched by at least one dollar from cash or non-cash sources.
 - Matching funds may be from local sources or by another state or private grant. Funds contributed by another federal grant program may not be applied as local matching funds.
 - Land acquisition applications require a completed appraisal conducted by a state-certified general real estate appraiser. The cost of the appraisal is an eligible expense and may be reimbursed on a 50/50 matching basis but must be approved at the state and federal levels.
 - Construction of facilities must provide the requisite connection to coastal resources
 - A project proposal will not be accepted that includes both design and construction in the same grant cycle
 - For acquisition and construction projects, applicants are strongly encouraged to consult with their Regional Coastal Zone Coordinator and/or the Coastal Zone Management Program central office staff to discuss their proposal.
- o Eligibility
 - Only governmental entities, such as municipalities or counties, are eligible to apply for construction or acquisition projects
- o Where to Apply
 - Application Deadline for Submission – Early fall each year
 - Awarded the following October and terminates 18 months later
 - A copy of the grant application manual and forms can be obtained at:
 - Websites: www.dep.state.pa/river/czmp.htm
www.dvprc.org/planning/czm.htm

- DEP Office of River Basin Cooperation
400 Market Street, 15th Floor
Harrisburg, PA 17105-2063
717-772-4785
Jim Nagy, Chief – Grants, Projects and Planning
(717-783-2402 or jnagy@state.pa.us)
Derrick McDonald – CZM Project and Planning
Coordinator
(717-772-5619 or emcdonald@state.pa.us)
- Delaware Valley Regional Planning Commission
(Regional CZ Coordinator)
The Bourse Building
111 South Independence Mall East
Philadelphia, PA 19106
Christopher Linn – Environmental Planner
(215-238-2873 or clinn@DVRPC.org)

- Save America's Treasures [U.S. Department of the Interior, National Park Service (NPS)]
In order to be eligible for this grant, an evaluation and determination of The Lazaretto's eligibility for listing in the National Register of Historic Places must be made based on its national significance and an amended National Register nomination supporting the national significance must be submitted within 12 months of funding under this program.
 - Eligible Uses as it pertains to this phase
 - Preservation and/or conservation work on nationally significant historic structures and sites
 - Amounts
 - Grant request for historic property projects is \$250,000 to \$1 Million.
 - Terms and Conditions
 - Historic property must be listed or determined eligible for listing in the National Register of Historic Places for its national significance.
 - Requires a dollar-for-dollar non-Federal match, which can be cash or donated services.
 - Grant and the non-Federal match must be used during the grant period, which is generally 2 to 3 years.
 - No individual project may receive more than one (1) Federal Save America's Treasures grant.
 - Grantee must agree to assume, after completion of the project, the total cost of the continued maintenance, repair and administration of the property in a manner satisfactory to the Secretary of the Interior

- Property owner must encumber the title to the grant-assisted historic property with a preservation easement or covenant running with the land and enforceable for a term of 50 years.
- Grant assistance is provided only for the benefit of the public. Work not visible from the public way must be open to the public at least 12 days a year during the 50-year term of the preservation easement or covenant.
- o Eligibility
 - Units of state or local government
- o Where to Apply
 - Application Deadline for Submission – mid-March
 - Awarded the following August
 - A copy of the grant application manual and forms can be obtained by:
 - Websites: www2.cr.nps.gov/treasures
www.saveamericastreasures.org/funding.htm
 - E-mail: NPS_treasures@nps.gov
 - National Park Service
Heritage Preservation Services
1201 "Eye" Street, NW
6th Floor (ORG.2255)
Washington, DC 20005
202-513-7270, press 6

Phase Interface: This phase involves actions described in several of the other phases, in particular, researching and developing financial resources (Project 4 – Phase 4), purchase of historic assets (Project 4 – Phase 5), and preservation of historic structures (Project 4 – Phase 6). However, this property was listed as a separate phase due to the fact that it is considered a "threatened" significant historic structure, and therefore, special consideration appeared to be warranted.

DELAWARE COUNTY RENAISSANCE PROGRAM

RENAISSANCE ACTION PLAN
PLANNING AREA 3



LEGEND

 THE LAZARETTO

Project 5
Phased Project

TRAFFIC COORDINATION AND SAFETY

Summary Project Information:

Priority Level: HIGH

Project Benefit:

- Eddystone Borough
- Morton Borough
- Ridley Park Borough
- Ridley Township
- Rutledge Borough
- Tinicum Township

Project Goals: The project is designed to increase the efficiency of the traffic patterns and flow within and through the Area. This project will link the traffic signal systems together and will implement traffic-calming techniques in the project area so as to optimize the traffic flow through the area. By accomplishing this project, the Planning Area will be achieving Goal B "Ensuring/providing for a regional transportation network system that would effectively serve business and industry, the families of the area, and regional commuters," and the Objective number 2 stating to "Improve the functionality of the transportation network."

Project Description: All signal facilities (i.e. heads, wiring, and controllers), including railroad signals, in the project area will be inventoried and analyzed for compatibility issues. A computerized traffic signal coordination system (i.e. closed loop system) will then be designed to take advantage of



facility integration and coordination. The signals will be completely modernized with fiber optic cable and will be centrally monitored by a computer. Preemption for emergency vehicles will be incorporated into the system.

The project will include the Route 291 corridor, the Route 13 corridor, the Route 420 corridor, and McDade Boulevard in the initial phases. Secondary

intersections will be considered in additional phases including the Morton Avenue and Swarthmore Avenue corridor, and the remaining signals in the RPA.

In addition, traffic-calming techniques will be employed so as to channel traffic flow out of inappropriate areas and neighborhoods along the Route 291 corridor, the Route 13 corridor, the Route 420 corridor, McDade Boulevard, Morton Avenue, and Swarthmore Avenue.

Cost Estimate: \$2.9 million

Project Schedule:

Phase Number	Phase Description	Months
1	Traffic Signal Facility Analysis and Design	12
2	Street Facility and Traffic-Calming Design	12
3	Street Facility and Traffic-Calming Construction	6
4	Traffic Signal Upgrades and Closed-Loop Construction: Major Corridors	24
5	Traffic Signal Upgrades and Closed-Loop Construction: Secondary Intersections	12

Implementation Strategy:

The project is designed to increase the efficiency of the traffic patterns and flow within and through the Area. The street and traffic signal facilities will first be analyzed, then the traffic signal coordination system and street facilities will be designed and constructed. Each phase of the project is interrelated and builds on the previous phase.

The COG should be coordinate the project, act as the contracts administrator, and be the host for the closed-loop monitoring system.

Funding for this project may include the following:

- Delaware County Renaissance Program
- Congestion Mitigation and Air Quality Improvement Program (CMAQ) – [Pennsylvania Department of Transportation (PennDOT)]
- Community Development Block Grant (CDBG)

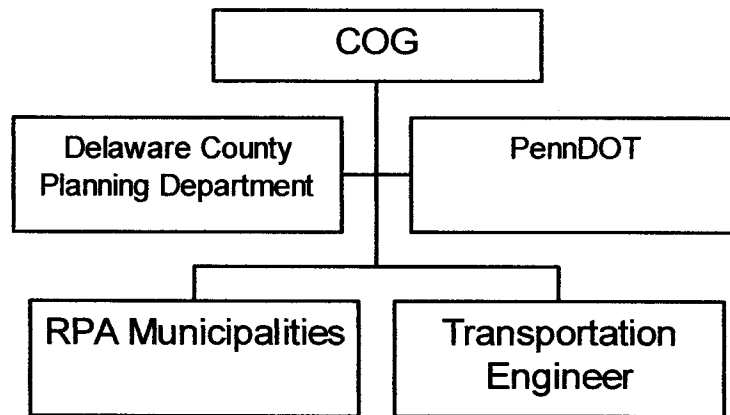
Project 5

Phase 1:

**TRAFFIC SIGNAL FACILITY ANALYSIS
AND DESIGN**

Organizational Chart:

Phase 1 Responsibilities



Phase Schedule:

Phase Number	Phase Name	Months
1-1	Inventory Facilities	3
1-2	Develop and circulate RFP for Analysis and Design	3
1-3	Analyze Facility Data and Design System	6

Cost Estimate: \$250,000 plus in-kind services

Phase Detail: All of the signal facilities on all of the project area streets will be inventoried and analyzed to identify internal and external compatibility issues. The inventory and analysis will include facilities owned by the RPA's municipalities, Delaware County, PennDOT, SEPTA, and all freight rail carrier lines (i.e. CSX).

The project area will include the Route 291 corridor, the Route 13 corridor, the Route 420 corridor, and McDade

be considered in additional phases including the Morton Avenue and Swarthmore Avenue corridor, and the remaining signals in the RPA.

The municipal forces can accomplish the inventory of the facilities through the use of a simple database form to gather all of the critical data for the facilities.

The COG could develop a Request for Proposals, and award a contract for the facility analysis and design. The signal facilities compatibility issues will be resolved by either by upgrading the signal facilities or by designing the issues into the system.

A closed loop system may then be designed that will respond to incidents and coordinate traffic flow throughout the RPA.

Primary Funding Sources:

- Delaware County Renaissance Program

- Congestion Mitigation and Air Quality Improvement Program (CMAQ) – [Pennsylvania Department of Transportation (PennDOT)]

The primary purpose of the Congestion Mitigation and Air Quality Improvement Program (CMAQ) is to fund projects and programs in air quality nonattainment and maintenance areas for ozone, carbon monoxide (CO), and small particulate matter (PM-10) which reduce transportation related emissions.

- Eligibility

- Except as provided in subsection (c), a State may obligate funds apportioned to it under section 104(b)(2) for the congestion mitigation and air quality improvement program only for a transportation project or program if the project or program is for an area in the State that is or was designated as a nonattainment area for ozone, carbon monoxide, or particulate matter under section 107(d) of the Clean Air Act (42 U.S.C. 7407(d)) and classified pursuant to section 181(a), 186(a), 188(a), or 188(b) of the Clean Air Act (42 U.S.C. 7511 (a), 7512(a), 7513(a), or 7513(b)) or is or was designated as a nonattainment area under such section 107(d) after December 31, 1997, and -

(1)(A) if the Secretary, after consultation with the Administrator of the Environmental Protection Agency, determines on the basis of information published by the Environmental Protection Agency pursuant to section 108(f)(1)(A) of the Clean Air Act (other than clause (xvi) of such section), that the project or program is likely to contribute to—

(i) the attainment of a national ambient air quality standard; or (ii) the maintenance of a national ambient air quality standard in a maintenance area;

(B) in any case in which such information is not available, if the Secretary, after such consultation, determines that the project or program is part of a program, method, or strategy described in such section;

(2) if the project or program is included in a State implementation plan that has been approved pursuant to the Clean Air Act and the project will have air quality benefits;

(3) the Secretary, after consultation with the Administrator of the Environmental Protection Agency, determines that the project or program is likely to contribute to the attainment of a national ambient air quality standard, whether through reductions in vehicle miles traveled, fuel consumption, or through other factors; or

(4) to establish or operate a traffic monitoring, management, and control facility or program if the Secretary, after consultation with the Administrator of the Environmental Protection Agency, determines that the facility or program is likely to contribute to the attainment of a national ambient air quality standard; or

(5) if the program or project improves traffic flow, including projects to improve signalization, construct high occupancy vehicle lanes, improve intersections, and implement intelligent transportation system strategies and such other projects that are eligible for assistance under this section on the day before the date of enactment of this paragraph.

TEA-21 expanded the areas that are eligible to receive CMAQ funding to include:

- PM-10 nonattainment and maintenance areas
- areas designated as nonattainment under the 1997 revised air quality standards.

o Eligible Uses

Eligibility information on activities and projects and program areas is provided below, together with any restrictions. All possible requests for CMAQ funding are not covered; this section provides particular cases where guidance can be given and rules of thumb applied to assist decisions regarding CMAQ eligibility.

1. Transportation Activities in an Approved SIP or Maintenance Plan: Transportation activities in approved SIPs and maintenance plans are likely to be eligible activities and, if so, must be given the highest priority for CMAQ funding. Their air quality benefits will generally have already been documented. If not, such documentation is necessary before CMAQ funding can be approved. Further, the transportation improvement must contribute to the specific emission reductions necessary to bring the area into attainment.

2. Transportation Control Measures: The TCMs included in 42 U.S.C. §7408(f)(1) are the kinds of projects intended by the TEA-21 for CMAQ funding, and generally satisfy the eligibility criteria. As above, and consistent with the statute, air quality benefits for TCMs must be determined and documented before a project can be considered eligible. One CAA TCM, xvi - programs to encourage removal of pre-1980 vehicles is specifically excluded from the CMAQ program by the TEA-21 legislation. Eligible TCMs are listed below as they appear in 42 U.S.C. §7408 (f)(1).

- (i) programs for improved public transit;
- (ii) restriction of certain roads or lanes to, or construction of such roads or lanes for use by, passenger buses or HOV;
- (iii) employer-based transportation management plans, including incentives;
- (iv) trip-reduction ordinances;
- (v) traffic flow improvement programs that achieve emission reductions;
- (vi) fringe and transportation corridor parking facilities serving multiple-occupancy vehicle programs or transit service;
- (vii) programs to limit or restrict vehicle use in downtown areas or other areas of emission concentration particularly during periods of peak use;
- (viii) programs for the provision of all forms of high-occupancy, shared-ride services;

- (ix) programs to limit portions of road surfaces or certain sections of the metropolitan area to the use of non-motorized vehicles or pedestrian use, both as to time and place;
- (x) programs for secure bicycle storage facilities and other facilities, including bicycle lanes, for the convenience and protection of bicyclists, in both public and private areas;
- (xi) programs to control extended idling of vehicles;
- (xii) reducing emissions from extreme cold-start conditions (newly eligible);
- (xiii) employer-sponsored programs to permit flexible work schedules;
- (xiv) programs and ordinances to facilitate non-automobile travel, provision and utilization of mass transit, and to generally reduce the need for SOV travel, as part of transportation planning and development efforts of a locality, including programs and ordinances applicable to new shopping centers, special events, and other centers of vehicle activity;
- (xv) programs for new construction and major reconstructions of paths, tracks or areas solely for the use by pedestrian or other non-motorized means of transportation when economically feasible and in the public interest. For purposes of this clause, the Administrator shall also consult with the Secretary of the Interior; and
- (xvi) programs to encourage remove of pre-1980 vehicles (EXCLUDED FROM ELIGIBILITY).

3. Extreme Low-Temperature Cold Start Programs:

Projects intended to reduce emissions from extreme cold-start conditions are now eligible for CMAQ funding. This TCM is listed in 42 U.S.C. §7408 (f)(1) and was heretofore excluded from eligibility for CMAQ funding. Examples of such projects include:

- Retrofitting vehicles and fleets with water and oil heaters; and
- Installing electrical outlets and equipment in publicly-owned garages or fleet storage facilities (see also section below on public-private partnerships for a possible expansion to privately-owned equipment and facilities).

4. Public-Private Partnerships: The TEA-21 provides greater access to CMAQ funds for projects which are cooperatively implemented under agreements between the public and private sectors and/or non-

profit entities. The new statutory language leads to several important changes regarding the eligibility of joint public-private initiatives. Nevertheless, it remains the responsibility of the cooperating public agency to apply for CMAQ funds through the metropolitan planning process and to oversee and protect the investment of Federal funds in a public-private partnership.

Secondary Funding Sources:

Community Development Block Grant (CDBG)

The program's goal is to enable local governments to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons

o Eligibility

Local governments that are not designated by HUD as urban counties or entitlement municipalities.

o Eligible Uses

CDBG funding may be used for (not limited to): Acquisition of real property, relocation and demolition, rehabilitation of residential and nonresidential structures, construction of public facilities and improvements, such as water and sewer facilities, streets, and neighborhood centers, and the conversion of schools for eligible purposes, handicap access to public buildings, streets, curbs and sidewalks, historic preservation, planning and fair housing. In addition, CDBG funds may be used to pay for public services within certain limits, and for activities relating to energy conservation and renewable energy resources. The County can also provide assistance to profit motivated businesses to carry out economic development activities.

The types of activities that are generally ineligible include: buildings for the general conduct of government, political activities, certain income payments and construction of new housing.

o Where to Apply

Delaware County Office of Housing and Community Development (610) 891-5425

Implementation
Strategy:

The project is designed to increase the efficiency of the traffic patterns and flow within and through the Area. The street and traffic signal facilities will first be analyzed, then the traffic signal coordination system and street facilities will be designed and constructed. Each phase of the project is interrelated and builds on the previous phase.

The COG should be coordinate the project, act as the contracts administrator, and be the host for the closed-loop monitoring system.

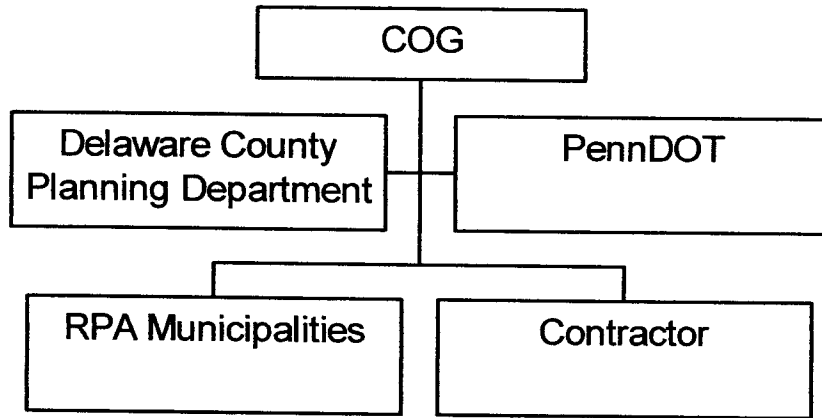
Project 5

Phase 2:

STREET FACILITY AND TRAFFIC CALMING DESIGN

Organizational Chart:

Phase 2 Responsibilities



Phase Schedule:

Phase Number	Phase Name	Months
2-1	Inventory Street Facilities and gather traffic data	3
2-2	Develop and circulate RFP for Analysis and Design	3
2-3	Analyze Facility Data and Design Traffic-Calming System	6

Cost Estimate: \$150,000 plus in-kind services

Project Detail: In order to more fully make the traffic flow more efficiently, and to take full advantage of the coordination of the traffic flow, the street facilities will need to be upgraded. At the same time, the deployment of traffic calming techniques and facilities can be implemented to channel traffic flow away from inappropriate streets.

Boulevard in the initial phases. Secondary intersections will be considered in additional phases including the Morton Avenue and Swarthmore Avenue corridor, and the remaining signals in the RPA.

Basic traffic data is gathered at the beginning of a study to provide objective evidence on whether a traffic problem



exists. At a minimum, the average daily traffic (ADT) volume, the average speed, and preferably the 85th percentile speed on the street is normally determined. The large majority of traffic calming programs require that the ADT exceed 1,000, and/or that the 85th percentile speed exceed 5 mph over the posted speed limit before the street can qualify for the program. In essence, these requirements serve as guidelines for their programs.

All of the current street facilities will need to be inventoried and analyzed to determine if they meet modern design specifications. The street facilities include curbs, sidewalks, streetlights, and other traffic devices (i.e. warning lights, street striping, crosswalks, etc.)

The COG should develop a Request for Proposals, and award a contract for the facility analysis and design.

After the analysis has been completed, the design of the street facilities and traffic calming facilities improvements can be accomplished.

Primary Funding Sources:

- Delaware County Renaissance Program
- Congestion Mitigation and Air Quality Improvement Program (CMAQ) – [Pennsylvania Department of Transportation (PennDOT)]

The primary purpose of the Congestion Mitigation and Air Quality Improvement Program (CMAQ) is to fund projects and programs in air quality nonattainment and maintenance areas for ozone, carbon monoxide (CO), and small particulate matter (PM-10) which reduce transportation related emissions.

o Eligibility

Except as provided in subsection (c), a State may obligate funds apportioned to it under section 104(b)(2) for the congestion mitigation and air quality improvement program only for a transportation project or program if the project or program is for an area in the State that is or was designated as a nonattainment area for ozone, carbon monoxide, or particulate matter under section 107(d) of the Clean Air Act (42 U.S.C. 7407(d)) and classified pursuant to section 181(a), 186(a), 188(a), or 188(b) of the Clean Air Act (42 U.S.C. 7511 (a), 7512(a), 7513(a), or 7513(b)) or is or was designated as a nonattainment area under such section 107(d) after December 31, 1997, and -

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(i) the attainment of a national ambient air quality standard; or (ii) the maintenance of a national ambient air quality standard in a maintenance area;

(B) in any case in which such information is not available, if the Secretary, after such consultation, determines that the project or program is part of a program, method, or strategy described in such section;

(2) if the project or program is included in a State implementation plan that has been approved pursuant to the Clean Air Act and the project will have air quality benefits;

(3) the Secretary, after consultation with the Administrator of the Environmental Protection Agency, determines that the project or program is likely to contribute to the attainment of a national ambient air quality standard, whether through reductions in vehicle miles traveled, fuel consumption, or through other factors; or

(4) to establish or operate a traffic monitoring, management, and control facility or program if the Secretary, after consultation with the Administrator of the Environmental Protection Agency, determines that the facility or program is likely to contribute to the

attainment of a national ambient air quality standard;
or

(5) if the program or project improves traffic flow, including projects to improve signalization, construct high occupancy vehicle lanes, improve intersections, and implement intelligent transportation system strategies and such other projects that are eligible for assistance under this section on the day before the date of enactment of this paragraph.

TEA-21 expanded the areas that are eligible to receive CMAQ funding to include:

- PM-10 nonattainment and maintenance areas
- areas designated as nonattainment under the 1997 revised air quality standards.

o Eligible Uses

Eligibility information on activities and projects and program areas is provided below, together with any restrictions. All possible requests for CMAQ funding are not covered; this section provides particular cases where guidance can be given and rules of thumb applied to assist decisions regarding CMAQ eligibility.

1. Transportation Activities in an Approved SIP or Maintenance Plan: Transportation activities in approved SIPs and maintenance plans are likely to be eligible activities and, if so, must be given the highest priority for CMAQ funding. Their air quality benefits will generally have already been documented. If not, such documentation is necessary before CMAQ funding can be approved. Further, the transportation improvement must contribute to the specific emission reductions necessary to bring the area into attainment.

2. Transportation Control Measures: The TCMs included in 42 U.S.C. §7408(f)(1) are the kinds of projects intended by the TEA-21 for CMAQ funding, and generally satisfy the eligibility criteria. As above, and consistent with the statute, air quality benefits for TCMs must be determined and documented before a project can be considered eligible. One CAA TCM, xvi - programs to encourage removal of pre-1980 vehicles is specifically excluded from the CMAQ program by the TEA-21 legislation. Eligible TCMs are listed below as they appear in 42 U.S.C. §7408 (f)(1).

(i) programs for improved public transit;

- (ii) restriction of certain roads or lanes to, or construction of such roads or lanes for use by, passenger buses or HOV;
- (iii) employer-based transportation management plans, including incentives;
- (iv) trip-reduction ordinances;
- (v) traffic flow improvement programs that achieve emission reductions;
- (vi) fringe and transportation corridor parking facilities serving multiple-occupancy vehicle programs or transit service;
- (vii) programs to limit or restrict vehicle use in downtown areas or other areas of emission concentration particularly during periods of peak use;
- (viii) programs for the provision of all forms of high-occupancy, shared-ride services;
- (ix) programs to limit portions of road surfaces or certain sections of the metropolitan area to the use of non-motorized vehicles or pedestrian use, both as to time and place;
- (x) programs for secure bicycle storage facilities and other facilities, including bicycle lanes, for the convenience and protection of bicyclists, in both public and private areas;
- (xi) programs to control extended idling of vehicles;
- (xii) reducing emissions from extreme cold-start conditions (newly eligible);
- (xiii) employer-sponsored programs to permit flexible work schedules;
- (xiv) programs and ordinances to facilitate non-automobile travel, provision and utilization of mass transit, and to generally reduce the need for SOV travel, as part of transportation planning and development efforts of a locality, including programs and ordinances applicable to new shopping centers, special events, and other centers of vehicle activity;
- (xv) programs for new construction and major reconstructions of paths, tracks or areas solely for the use by pedestrian or other non-motorized means of transportation when economically feasible and in the public interest. For purposes of this clause, the Administrator shall also consult with the Secretary of the Interior; and
- (xvi) programs to encourage remove of pre-1980 vehicles (EXCLUDED FROM ELIGIBILITY).

3. Extreme Low-Temperature Cold Start Programs: Projects intended to reduce emissions from extreme cold-start conditions are now eligible for CMAQ funding. This TCM is listed in 42 U.S.C. §7408 (f)(1) and was heretofore excluded from eligibility for CMAQ funding. Examples of such projects include:

- Retrofitting vehicles and fleets with water and oil heaters; and
- Installing electrical outlets and equipment in publicly-owned garages or fleet storage facilities (see also section below on public-private partnerships for a possible expansion to privately-owned equipment and facilities).

4. Public-Private Partnerships: The TEA-21 provides greater access to CMAQ funds for projects which are cooperatively implemented under agreements between the public and private sectors and/or non-profit entities. The new statutory language leads to several important changes regarding the eligibility of joint public-private initiatives. Nevertheless, it remains the responsibility of the cooperating public agency to apply for CMAQ funds through the metropolitan planning process and to oversee and protect the investment of Federal funds in a public-private partnership.

Secondary Funding Sources:

Community Development Block Grant (CDBG)

The program's goal is to enable local governments to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons

o Eligibility

Local governments that are not designated by HUD as urban counties or entitlement municipalities.

o Eligible Uses

CDBG funding may be used for (not limited to): Acquisition of real property, relocation and demolition, rehabilitation of residential and nonresidential structures, construction of public facilities and improvements, such as water and sewer facilities, streets, and neighborhood centers, and the conversion of schools for eligible purposes, handicap access to public buildings,

streets, curbs and sidewalks, historic preservation, planning and fair housing. In addition, CDBG funds may be used to pay for public services within certain limits, and for activities relating to energy conservation and renewable energy resources. The County can also provide assistance to profit motivated businesses to carry out economic development activities.

The types of activities that are generally ineligible include: buildings for the general conduct of government, political activities, certain income payments and construction of new housing.

- o Where to Apply
Delaware County Office of Housing and Community Development (610) 891-5425

Implementation Strategy:

The project is designed to increase the efficiency of the traffic patterns and flow within and through the Area. The street and traffic signal facilities will first be analyzed, then the traffic signal coordination system and street facilities will be designed and constructed. Each phase of the project is interrelated and builds on the previous phase.

The COG should be coordinate the project, act as the contracts administrator, and be the host for the closed-loop monitoring system.

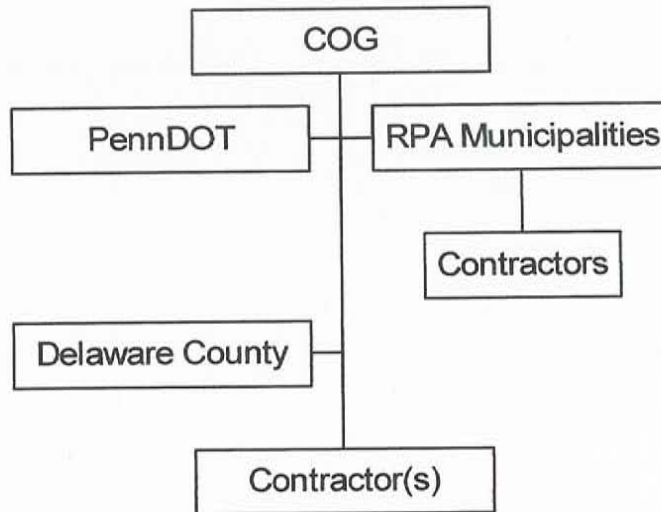
Project 5

Phase 3:

STREET FACILITY AND TRAFFIC CALMING CONSTRUCTION

Organizational Chart:

Phase 3 Responsibilities



Phase Schedule:

Phase Number	Tasks	Months
3-1	Street Facility Construction	3
3-2	Traffic-Calming Facility Construction	3

Cost Estimate: \$500,000

Phase Detail: The street facilities will be constructed or upgraded prior to the installation of the closed loop system and/or the traffic calming facilities. This will include the construction or upgrading of curbs,



sidewalks, streetlights, and other traffic devices (i.e. warning lights, street striping, crosswalks, etc.).

In addition to street facilities, traffic-calming techniques should be constructed reduce cut-through traffic patterns in inappropriate areas (i.e. neighborhoods).

The COG should bid out the project and contract with the construction firms the construction of the street facility renovations and the traffic-calming solutions.

Primary Funding Sources:

- Delaware County Renaissance Program
- Congestion Mitigation and Air Quality Improvement Program (CMAQ) – [Pennsylvania Department of Transportation (PennDOT)]

The primary purpose of the Congestion Mitigation and Air Quality Improvement Program (CMAQ) is to fund projects and programs in air quality nonattainment and maintenance areas for ozone, carbon monoxide (CO), and small particulate matter (PM-10) which reduce transportation related emissions.

- Eligibility

- Except as provided in subsection (c), a State may obligate funds apportioned to it under section 104(b)(2) for the congestion mitigation and air quality improvement program only for a transportation project or program if the project or program is for an area in the State that is or was designated as a nonattainment area for ozone, carbon monoxide, or particulate matter under section 107(d) of the Clean Air Act (42 U.S.C. 7407(d)) and classified pursuant to section 181(a), 186(a), 188(a), or 188(b) of the Clean Air Act (42 U.S.C. 7511 (a), 7512(a), 7513(a), or 7513(b)) or is or was designated as a nonattainment area under such section 107(d) after December 31, 1997, and -

- (1)(A) if the Secretary, after consultation with the Administrator of the Environmental Protection Agency, determines on the basis of information published by the Environmental Protection Agency pursuant to section 108(f)(1)(A) of the Clean Air Act (other than clause (xvi) of such section), that the project or program is likely to contribute to—

- (i) the attainment of a national ambient air quality standard; or (ii) the maintenance of a national ambient air quality standard in a maintenance area;
- (B) in any case in which such information is not available, if the Secretary, after such consultation, determines that the project or program is part of a program, method, or strategy described in such section;
- (2) if the project or program is included in a State implementation plan that has been approved pursuant to the Clean Air Act and the project will have air quality benefits;
- (3) the Secretary, after consultation with the Administrator of the Environmental Protection Agency, determines that the project or program is likely to contribute to the attainment of a national ambient air quality standard, whether through reductions in vehicle miles traveled, fuel consumption, or through other factors; or
- (4) to establish or operate a traffic monitoring, management, and control facility or program if the Secretary, after consultation with the Administrator of the Environmental Protection Agency, determines that the facility or program is likely to contribute to the attainment of a national ambient air quality standard; or
- (5) if the program or project improves traffic flow, including projects to improve signalization, construct high occupancy vehicle lanes, improve intersections, and implement intelligent transportation system strategies and such other projects that are eligible for assistance under this section on the day before the date of enactment of this paragraph.

TEA-21 expanded the areas that are eligible to receive CMAQ funding to include:

- PM-10 nonattainment and maintenance areas
 - areas designated as nonattainment under the 1997 revised air quality standards.
- o Eligible Uses
- Eligibility information on activities and projects and program areas is provided below, together with any restrictions. All possible requests for CMAQ funding are not covered; this section provides particular cases where guidance can be given and rules of thumb applied to assist decisions regarding CMAQ eligibility.

1. Transportation Activities in an Approved SIP or Maintenance Plan: Transportation activities in approved SIPs and maintenance plans are likely to be eligible activities and, if so, must be given the highest priority for CMAQ funding. Their air quality benefits will generally have already been documented. If not, such documentation is necessary before CMAQ funding can be approved. Further, the transportation improvement must contribute to the specific emission reductions necessary to bring the area into attainment.

2. Transportation Control Measures: The TCMs included in 42 U.S.C. §7408(f)(1) are the kinds of projects intended by the TEA-21 for CMAQ funding, and generally satisfy the eligibility criteria. As above, and consistent with the statute, air quality benefits for TCMs must be determined and documented before a project can be considered eligible. One CAA TCM, xvi - programs to encourage removal of pre-1980 vehicles is specifically excluded from the CMAQ program by the TEA-21 legislation. Eligible TCMs are listed below as they appear in 42 U.S.C. §7408 (f)(1).

- (i) programs for improved public transit;
- (ii) restriction of certain roads or lanes to, or construction of such roads or lanes for use by, passenger buses or HOV;
- (iii) employer-based transportation management plans, including incentives;
- (iv) trip-reduction ordinances;
- (v) traffic flow improvement programs that achieve emission reductions;
- (vi) fringe and transportation corridor parking facilities serving multiple-occupancy vehicle programs or transit service;
- (vii) programs to limit or restrict vehicle use in downtown areas or other areas of emission concentration particularly during periods of peak use;
- (viii) programs for the provision of all forms of high-occupancy, shared-ride services;
- (ix) programs to limit portions of road surfaces or certain sections of the metropolitan area to the use of non-motorized vehicles or pedestrian use, both as to time and place;
- (x) programs for secure bicycle storage facilities and other facilities, including bicycle lanes, for the

convenience and protection of bicyclists, in both public and private areas;

(xi) programs to control extended idling of vehicles;

(xii) reducing emissions from extreme cold-start conditions (newly eligible);

(xiii) employer-sponsored programs to permit flexible work schedules;

(xiv) programs and ordinances to facilitate non-automobile travel, provision and utilization of mass transit, and to generally reduce the need for SOV travel, as part of transportation planning and development efforts of a locality, including programs and ordinances applicable to new shopping centers, special events, and other centers of vehicle activity;

(xv) programs for new construction and major reconstructions of paths, tracks or areas solely for the use by pedestrian or other non-motorized means of transportation when economically feasible and in the public interest. For purposes of this clause, the Administrator shall also consult with the Secretary of the Interior; and

(xvi) programs to encourage remove of pre-1980 vehicles (EXCLUDED FROM ELIGIBILITY).

3. Extreme Low-Temperature Cold Start Programs:

Projects intended to reduce emissions from extreme cold-start conditions are now eligible for CMAQ funding. This TCM is listed in 42 U.S.C. §7408 (f)(1) and was heretofore excluded from eligibility for CMAQ funding. Examples of such projects include:

- Retrofitting vehicles and fleets with water and oil heaters; and

- Installing electrical outlets and equipment in publicly-owned garages or fleet storage facilities (see also section below on public-private partnerships for a possible expansion to privately-owned equipment and facilities).

4. Public-Private Partnerships: The TEA-21 provides greater access to CMAQ funds for projects which are cooperatively implemented under agreements between the public and private sectors and/or non-profit entities. The new statutory language leads to several important changes regarding the eligibility of joint public-private initiatives. Nevertheless, it remains the responsibility of the cooperating public agency to apply for CMAQ funds through the metropolitan planning process and to oversee and protect the

investment of Federal funds in a public-private partnership.

Secondary Funding Sources:

- PA Infrastructure Development Program
 - Grant and low-interest loan financing for public and private infrastructure improvements.
 - o Eligibility
 - Municipalities, industrial development authorities and corporations, municipal authorities, redevelopment authorities and local development districts may apply for IDP assistance on behalf of eligible private companies engaged in the following enterprises: agriculture, industrial, manufacturing, research and development, and export services or real estate developers who are developing sites for eligible private companies
 - o Eligible Uses
 - Transportation facilities and airports, clearing and preparation of land and environmental remediation, water and sewer systems, energy facilities, parking facilities, storm sewers, bridges and waterways, rail facilities, port facilities, telecommunications infrastructure. At former industrial sites only: land and building acquisition, construction and renovation by private developers.
 - o Where to Apply
 - PA DECD 1-888-223-6837
 - o Loan and Grant Amounts
 - Loans and grants up to \$1.25 million
 - No more than 20% of the annual appropriation for a single municipality. No more than 10% of the annual appropriation will be loaned or granted to applicant for speculative green-field projects not involving private companies
 - o Terms
 - Grants for public infrastructure. Loans to private businesses at 3% interest rate. Up to 15-year term
 - 2:1 private to public match required. \$25,000 cost per job to be created within five years with a minimum or 10 new full-time equivalent jobs (whichever is greater)

- Community Development Block Grant (CDBG)
 - The program's goal is to enable local governments to develop viable urban communities by providing decent housing and a suitable living environment and by expanding

economic opportunities, principally for low- and moderate-income persons

- o Eligibility
Local governments that are not designated by HUD as urban counties or entitlement municipalities.
- o Eligible Uses
CDBG funding may be used for (not limited to): Acquisition of real property, relocation and demolition, rehabilitation of residential and nonresidential structures, construction of public facilities and improvements, such as water and sewer facilities, streets, and neighborhood centers, and the conversion of schools for eligible purposes, handicap access to public buildings, streets, curbs and sidewalks, historic preservation, planning and fair housing. In addition, CDBG funds may be used to pay for public services within certain limits, and for activities relating to energy conservation and renewable energy resources. The County can also provide assistance to profit motivated businesses to carry out economic development activities.

The types of activities that are generally ineligible include: buildings for the general conduct of government, political activities, certain income payments and construction of new housing.

- o Where to Apply
Delaware County Office of Housing and Community Development (610) 891-5425

Implementation Strategy:

The project is designed to increase the efficiency of the traffic patterns and flow within and through the Area. The street and traffic signal facilities will first be analyzed, then the traffic signal coordination system and street facilities will be designed and constructed. Each phase of the project is interrelated and builds on the previous phase.

The COG should be coordinate the project, act as the contracts administrator, and be the host for the closed-loop monitoring system.

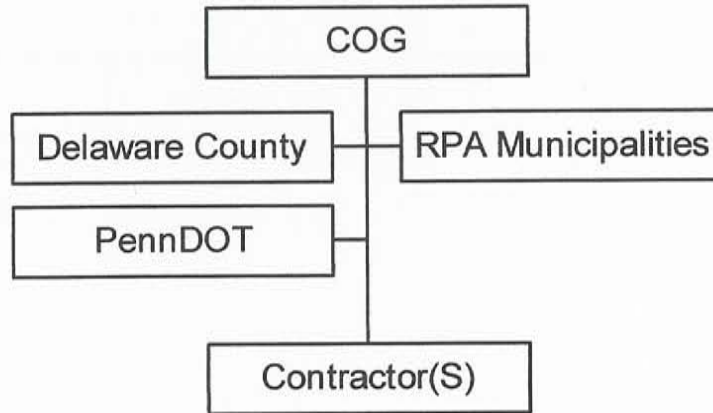
Project 5

Phase 4:

**TRAFFIC SIGNAL UPGRADES AND
CLOSED LOOP CONSTRUCTION**

Organizational Chart:

Phase 4 Responsibilities



Phase Schedule:

Phase Number	Phase Name	Months
4-1	Traffic Signal Upgrade Construction	18
4-2	Closed-Loop System Construction	3
4-3	Monitoring and Response System Setup	3

Cost Estimate: \$1.75 million

Phase Detail: The project will include the Route 291 corridor, the Route 13 corridor, the Route 420 corridor, and McDade Boulevard.

All traffic signal devices (i.e. heads, wiring, and



Installation of a closed-loop signal system within the Route 291, 420, 13, and McDade Boulevard corridors. The signals will be completely modernized with fiber optic cable and a central monitor computer. Preemption for emergency vehicles will be incorporated into the system.

The host organization (where the computer for the closed-loop system will reside) will need to be trained on the administration of the system. The host could either be the COG or a willing RPA municipality.

Primary Funding Sources:

- Delaware County Renaissance Program
- Congestion Mitigation and Air Quality Improvement Program (CMAQ) – [Pennsylvania Department of Transportation (PennDOT)]

The primary purpose of the Congestion Mitigation and Air Quality Improvement Program (CMAQ) is to fund projects and programs in air quality nonattainment and maintenance areas for ozone, carbon monoxide (CO), and small particulate matter (PM-10) which reduce transportation related emissions.

- o Eligibility

- Except as provided in subsection (c), a State may obligate funds apportioned to it under section 104(b)(2) for the congestion mitigation and air quality improvement program only for a transportation project or program if the project or program is for an area in the State that is or was designated as a nonattainment area for ozone, carbon monoxide, or particulate matter under section 107(d) of the Clean Air Act (42 U.S.C. 7407(d)) and classified pursuant to section 181(a), 186(a), 188(a), or 188(b) of the Clean Air Act (42 U.S.C. 7511 (a), 7512(a), 7513(a), or 7513(b)) or is or was designated as a nonattainment area under such section 107(d) after December 31, 1997, and -

- (1)(A) if the Secretary, after consultation with the Administrator of the Environmental Protection Agency, determines on the basis of information published by the Environmental Protection Agency pursuant to section 108(f)(1)(A) of the Clean Air Act (other than clause (xvi) of such section), that the project or program is likely to contribute to—

(other than clause (xvi) of such section), that the project or program is likely to contribute to—

(i) the attainment of a national ambient air quality standard; or (ii) the maintenance of a national ambient air quality standard in a maintenance area;

(B) in any case in which such information is not available, if the Secretary, after such consultation, determines that the project or program is part of a program, method, or strategy described in such section;

(2) if the project or program is included in a State implementation plan that has been approved pursuant to the Clean Air Act and the project will have air quality benefits;

(3) the Secretary, after consultation with the Administrator of the Environmental Protection Agency, determines that the project or program is likely to contribute to the attainment of a national ambient air quality standard, whether through reductions in vehicle miles traveled, fuel consumption, or through other factors; or

(4) to establish or operate a traffic monitoring, management, and control facility or program if the Secretary, after consultation with the Administrator of the Environmental Protection Agency, determines that the facility or program is likely to contribute to the attainment of a national ambient air quality standard; or

(5) if the program or project improves traffic flow, including projects to improve signalization, construct high occupancy vehicle lanes, improve intersections, and implement intelligent transportation system strategies and such other projects that are eligible for assistance under this section on the day before the date of enactment of this paragraph.

TEA-21 expanded the areas that are eligible to receive CMAQ funding to include:

- PM-10 nonattainment and maintenance areas
- areas designated as nonattainment under the 1997 revised air quality standards.

o Eligible Uses

Eligibility information on activities and projects and program areas is provided below, together with any restrictions. All possible requests for CMAQ funding are not covered; this section provides particular cases

1. Transportation Activities in an Approved SIP or Maintenance Plan: Transportation activities in approved SIPs and maintenance plans are likely to be eligible activities and, if so, must be given the highest priority for CMAQ funding. Their air quality benefits will generally have already been documented. If not, such documentation is necessary before CMAQ funding can be approved. Further, the transportation improvement must contribute to the specific emission reductions necessary to bring the area into attainment.

2. Transportation Control Measures: The TCMs included in 42 U.S.C. §7408(f)(1) are the kinds of projects intended by the TEA-21 for CMAQ funding, and generally satisfy the eligibility criteria. As above, and consistent with the statute, air quality benefits for TCMs must be determined and documented before a project can be considered eligible. One CAA TCM, xvi - programs to encourage removal of pre-1980 vehicles is specifically excluded from the CMAQ program by the TEA-21 legislation. Eligible TCMs are listed below as they appear in 42 U.S.C. §7408 (f)(1).

- (i) programs for improved public transit;
- (ii) restriction of certain roads or lanes to, or construction of such roads or lanes for use by, passenger buses or HOV;
- (iii) employer-based transportation management plans, including incentives;
- (iv) trip-reduction ordinances;
- (v) traffic flow improvement programs that achieve emission reductions;
- (vi) fringe and transportation corridor parking facilities serving multiple-occupancy vehicle programs or transit service;
- (vii) programs to limit or restrict vehicle use in downtown areas or other areas of emission concentration particularly during periods of peak use;
- (viii) programs for the provision of all forms of high-occupancy, shared-ride services;
- (ix) programs to limit portions of road surfaces or certain sections of the metropolitan area to the use of non-motorized vehicles or pedestrian use, both as to time and place;
- (x) programs for secure bicycle storage facilities and other facilities, including bicycle lanes, for the

convenience and protection of bicyclists, in both public and private areas;

(xi) programs to control extended idling of vehicles;

(xii) reducing emissions from extreme cold-start conditions (newly eligible);

(xiii) employer-sponsored programs to permit flexible work schedules;

(xiv) programs and ordinances to facilitate non-automobile travel, provision and utilization of mass transit, and to generally reduce the need for SOV travel, as part of transportation planning and development efforts of a locality, including programs and ordinances applicable to new shopping centers, special events, and other centers of vehicle activity;

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investment of Federal funds in a public-private partnership.

Secondary Funding Sources:

- PA Shared Municipal Services Program
 - This program provides grant funds that promote cooperation among municipalities. The program also encourages more efficient and effective delivery of municipal services on a cooperative basis.
 - Eligibility
 - Two or more local governments or Councils of Governments (COGs).
 - Eligible Uses
 - Combined police records administration, shared personnel activities, joint ownership of equipment, shared data processing operations, joint sign making and COG start-up funding.
 - Where to Apply
 - PA DCED- Fred Reddig at 1-888-223-6837 or email freddig@state.pa.us.
 - Grant Amounts
 - There is no minimum or maximum amounts. Grants range from \$10,000 to \$25,000.
 - Terms
 - Applicants are to provide a minimum of 50% match consisting of cash or in-kind services.

- PA Infrastructure Development Program
 - Grant and low-interest loan financing for public and private infrastructure improvements.
 - Eligibility
 - Municipalities, industrial development authorities and corporations, municipal authorities, redevelopment authorities and local development districts may apply for IDP assistance on behalf of eligible private companies engaged in the following enterprises: agriculture, industrial, manufacturing, research and development, and export services or real estate developers who are developing sites for eligible private companies
 - Eligible Uses
 - Transportation facilities and airports, clearing and preparation of land and environmental remediation, water and sewer systems, energy facilities, parking facilities, storm sewers, bridges and waterways, rail facilities, port facilities, telecommunications

infrastructure. At former industrial sites only: land and building acquisition, construction and renovation by private developers.

- o Where to Apply
PA DECD 1-888-223-6837
- o Loan and Grant Amounts
Loans and grants up to \$1.25 million
No more than 20% of the annual appropriation for a single municipality. No more than 10% of the annual appropriation will be loaned or granted to applicant for speculative greenfield projects not involving private companies
- o Terms
Grants for public infrastructure. Loans to private businesses at 3% interest rate. Up to 15-year term
2:1 private to public match required. \$25,000 cost per job to be created within five years with a minimum or 10 new full-time equivalent jobs (whichever is greater)

Community Development Block Grant (CDBG)

The program's goal is to enable local governments to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons

- o Eligibility
Local governments that are not designated by HUD as urban counties or entitlement municipalities.
- o Eligible Uses
CDBG funding may be used for (not limited to): Acquisition of real property, relocation and demolition, rehabilitation of residential and nonresidential structures, construction of public facilities and improvements, such as water and sewer facilities, streets, and neighborhood centers, and the conversion of schools for eligible purposes, handicap access to public buildings, streets, curbs and sidewalks, historic preservation, planning and fair housing. In addition, CDBG funds may be used to pay for public services within certain limits, and for activities relating to energy conservation and renewable energy resources. The County can also provide assistance to profit motivated businesses to carry out economic development activities.

The types of activities that are generally ineligible include: buildings for the general conduct of government, political activities, certain income payments and construction of new housing.

- o Where to Apply
Delaware County Office of Housing and
Community Development (610) 891-5425

Implementation
Strategy:

The project is designed to increase the efficiency of the traffic patterns and flow within and through the Area. The street and traffic signal facilities will first be analyzed, then the traffic signal coordination system and street facilities will be designed and constructed. Each phase of the project is interrelated and builds on the previous phase.

The COG should be coordinate the project, act as the contracts administrator, and be the host for the closed-loop monitoring system.

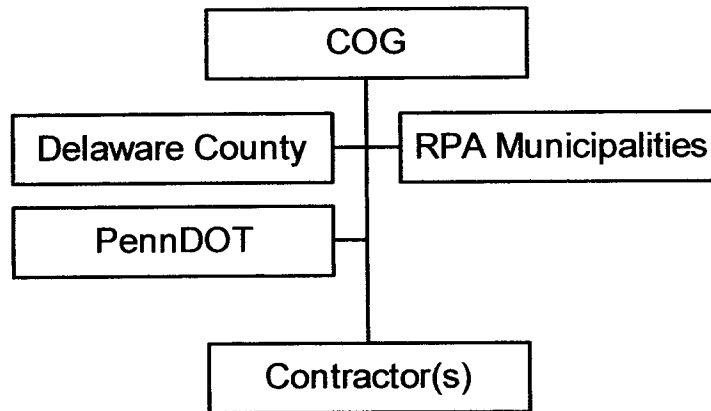
Project 5

Phase 5:

**TRAFFIC SIGNAL UPGRADES AND
CLOSED LOOP CONSTRUCTION**

Organizational Chart:

Phase 5 Responsibilities



Phase Schedule:

Phase Number	Phase Name	Months
4-1	Traffic Signal Upgrade Construction	6
4-2	Closed-Loop System Construction	3
4-3	Monitoring and Response System Setup	3

Cost Estimate: \$250,000

Phase Detail: This phase will include the Morton Avenue, and Swarthmore Avenue.

All traffic signal devices (i.e. heads, wiring, and controllers) may need to be improved, upgraded or replaced prior to the implementation of the closed loop system.

The final step in Project 5 is the construction of the closed loop system. The construction will include traffic signal facility hardware and connecting those facilities into the

Primary Funding Sources:

- ❑ Delaware County Renaissance Program

- ❑ Congestion Mitigation and Air Quality Improvement Program (CMAQ) – [Pennsylvania Department of Transportation (PennDOT)]

The primary purpose of the Congestion Mitigation and Air Quality Improvement Program (CMAQ) is to fund projects and programs in air quality nonattainment and maintenance areas for ozone, carbon monoxide (CO), and small particulate matter (PM-10) which reduce transportation related emissions.

- o Eligibility

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(i) the attainment of a national ambient air quality standard; or (ii) the maintenance of a national ambient air quality standard in a maintenance area;

(B) in any case in which such information is not available, if the Secretary, after such consultation, determines that the project or program is part of a program, method, or strategy described in such section;

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(4) to establish or operate a traffic monitoring, management, and control facility or program if the Secretary, after consultation with the Administrator of the Environmental Protection Agency, determines that the facility or program is likely to contribute to the attainment of a national ambient air quality standard; or

(5) if the program or project improves traffic flow, including projects to improve signalization, construct high occupancy vehicle lanes, improve intersections, and implement intelligent transportation system strategies and such other projects that are eligible for assistance under this section on the day before the date of enactment of this paragraph.

TEA-21 expanded the areas that are eligible to receive CMAQ funding to include:

- PM-10 nonattainment and maintenance areas
- areas designated as nonattainment under the 1997 revised air quality standards.

o Eligible Uses

Eligibility information on activities and projects and program areas is provided below, together with any restrictions. All possible requests for CMAQ funding are not covered; this section provides particular cases where guidance can be given and rules of thumb applied to assist decisions regarding CMAQ eligibility.

1. Transportation Activities in an Approved SIP or Maintenance Plan: Transportation activities in approved SIPs and maintenance plans are likely to be eligible activities and, if so, must be given the highest priority for CMAQ funding. Their air quality benefits will generally have already been documented. If not, such documentation is necessary before CMAQ funding can be approved. Further, the transportation improvement must contribute to the specific emission reductions necessary to bring the area into attainment.

2. Transportation Control Measures: The TCMs included in 42 U.S.C. §7408(f)(1) are the kinds of projects intended by the TEA-21 for CMAQ funding, and generally satisfy the eligibility criteria. As above, and consistent with the statute, air quality benefits for TCMs must be determined and documented before a project can be considered eligible. One CAA TCM, xvi - programs to encourage removal of pre-1980 vehicles is specifically excluded from the CMAQ program by the TEA-21 legislation. Eligible TCMs are listed below as they appear in 42 U.S.C. §7408 (f)(1).

- (i) programs for improved public transit;
- (ii) restriction of certain roads or lanes to, or construction of such roads or lanes for use by, passenger buses or HOV;
- (iii) employer-based transportation management plans, including incentives;
- (iv) trip-reduction ordinances;
- (v) traffic flow improvement programs that achieve emission reductions;
- (vi) fringe and transportation corridor parking facilities serving multiple-occupancy vehicle programs or transit service;
- (vii) programs to limit or restrict vehicle use in downtown areas or other areas of emission concentration particularly during periods of peak use;
- (viii) programs for the provision of all forms of high-occupancy, shared-ride services;
- (ix) programs to limit portions of road surfaces or certain sections of the metropolitan area to the use of non-motorized vehicles or pedestrian use, both as to time and place;
- (x) programs for secure bicycle storage facilities and other facilities, including bicycle lanes, for the convenience and protection of bicyclists, in both public and private areas;
- (xi) programs to control extended idling of vehicles;
- (xii) reducing emissions from extreme cold-start conditions (newly eligible);
- (xiii) employer-sponsored programs to permit flexible work schedules;
- (xiv) programs and ordinances to facilitate non-automobile travel, provision and utilization of mass transit, and to generally reduce the need for SOV travel, as part of transportation planning and development efforts of a locality, including programs

and ordinances applicable to new shopping centers, special events, and other centers of vehicle activity;
(xv) programs for new construction and major reconstructions of paths, tracks or areas solely for the use by pedestrian or other non-motorized means of transportation when economically feasible and in the public interest. For purposes of this clause, the Administrator shall also consult with the Secretary of the Interior; and

(xvi) programs to encourage remove of pre-1980 vehicles (EXCLUDED FROM ELIGIBILITY).

3. Extreme Low-Temperature Cold Start Programs:

Projects intended to reduce emissions from extreme cold-start conditions are now eligible for CMAQ funding. This TCM is listed in 42 U.S.C. §7408 (f)(1) and was heretofore excluded from eligibility for CMAQ funding. Examples of such projects include:

- Retrofitting vehicles and fleets with water and oil heaters; and
- Installing electrical outlets and equipment in publicly-owned garages or fleet storage facilities (see also section below on public-private partnerships for a possible expansion to privately-owned equipment and facilities).

4. Public-Private Partnerships: The TEA-21 provides greater access to CMAQ funds for projects which are cooperatively implemented under agreements between the public and private sectors and/or non-profit entities. The new statutory language leads to several important changes regarding the eligibility of joint public-private initiatives. Nevertheless, it remains the responsibility of the cooperating public agency to apply for CMAQ funds through the metropolitan planning process and to oversee and protect the investment of Federal funds in a public-private partnership.

Secondary Funding Sources:

- ❑ PA Shared Municipal Services Program
 - This program provides grant funds that promote cooperation among municipalities. The program also encourages more efficient and effective delivery of municipal services on a cooperative basis.
 - o Eligibility
 - Two or more local governments or Councils of Governments (COGs).
 - o Eligible Uses
 - Combined police records administration, shared personnel activities, joint ownership of equipment, shared data processing operations, joint sign making and COG start-up funding.
 - o Where to Apply
 - PA DCED- Fred Reddig at 1-888-223-6837 or email freddig@state.pa.us.
 - o Grant Amounts
 - There is no minimum or maximum amounts. Grants range from \$10,000 to \$25,000.
 - o Terms
 - Applicants are to provide a minimum of 50% match consisting of cash or in-kind services.

- ❑ PA Infrastructure Development Program
 - Grant and low-interest loan financing for public and private infrastructure improvements.
 - o Eligibility
 - Municipalities, industrial development authorities and corporations, municipal authorities, redevelopment authorities and local development districts may apply for IDP assistance on behalf of eligible private companies engaged in the following enterprises: agriculture, industrial, manufacturing, research and development, and export services or real estate developers who are developing sites for eligible private companies

- o Eligible Uses
Transportation facilities and airports, clearing and preparation of land and environmental remediation, water and sewer systems, energy facilities, parking facilities, storm sewers, bridges and waterways, rail facilities, port facilities, telecommunications infrastructure. At former industrial sites only: land and building acquisition, construction and renovation by private developers.
- o Where to Apply
PA DECD 1-888-223-6837
- o Loan and Grant Amounts
Loans and grants up to \$1.25 million
No more than 20% of the annual appropriation for a single municipality. No more than 10% of the annual appropriation will be loaned or granted to applicant for speculative greenfield projects not involving private companies
- o Terms
Grants for public infrastructure. Loans to private businesses at 3% interest rate. Up to 15-year term
2:1 private to public match required. \$25,000 cost per job to be created within five years with a minimum of 10 new full-time equivalent jobs (whichever is greater)

□ Community Development Block Grant (CDBG)

The program's goal is to enable local governments to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons

- o Eligibility
Local governments that are not designated by HUD as urban counties or entitlement municipalities.
- o Eligible Uses
CDBG funding may be used for (not limited to):
Acquisition of real property, relocation and demolition, rehabilitation of residential and nonresidential structures, construction of public facilities and improvements, such as water and sewer facilities, streets, and neighborhood centers, and the conversion of schools for eligible purposes, handicap access to public buildings, streets, curbs and sidewalks, historic preservation,

planning and fair housing. In addition, CDBG funds may be used to pay for public services within certain limits, and for activities relating to energy conservation and renewable energy resources. The County can also provide assistance to profit motivated businesses to carry out economic development activities.

The types of activities that are generally ineligible include: buildings for the general conduct of government, political activities, certain income payments and construction of new housing.

- o Where to Apply
Delaware County Office of Housing and
Community Development (610) 891-5425

**Implementation
Strategy:**

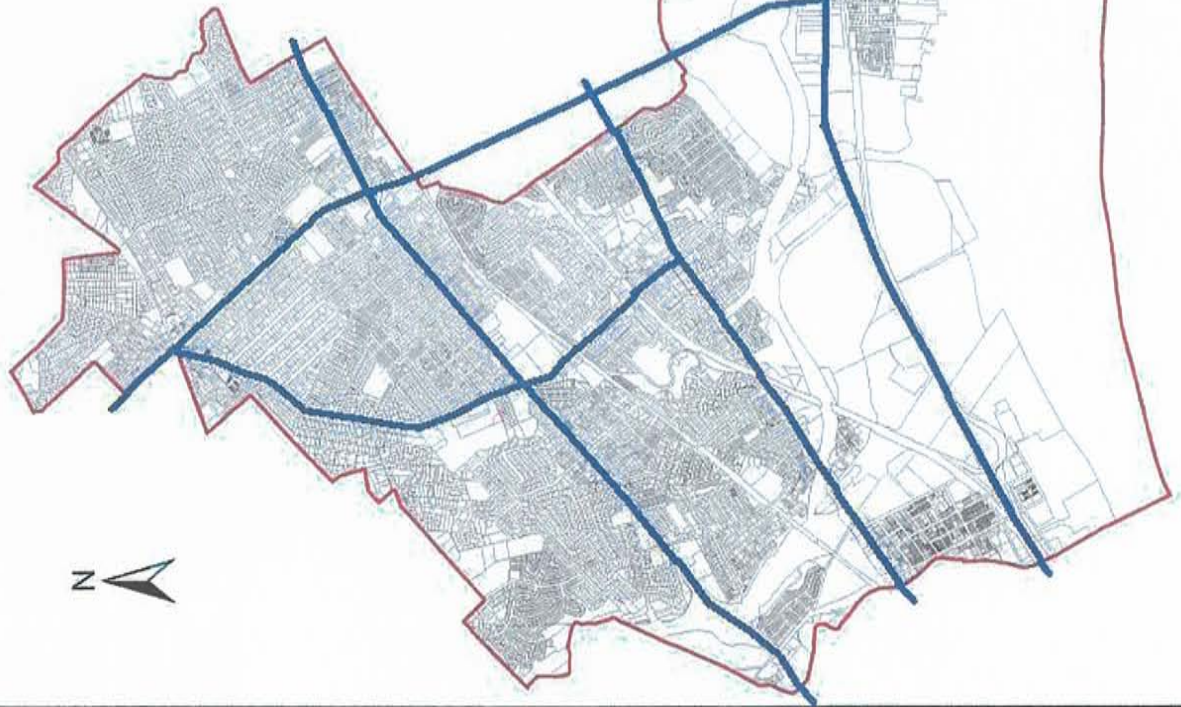
The project is designed to increase the efficiency of the traffic patterns and flow within and through the Area. The street and traffic signal facilities will first be analyzed, then the traffic signal coordination system and street facilities will be designed and constructed. Each phase of the project is interrelated and builds on the previous phase.

The COG should be coordinate the project, act as the contracts administrator, and be the host for the closed-loop monitoring system.

DELAWARE COUNTY RENAISSANCE PROGRAM

RENAISSANCE ACTION PLAN
PLANNING AREA 3

PROJECT 5
TRAFFIC COORDINATION AND SAFETY



LEGEND

— Major Traffic Corridors

Project 6

Phased Project: **STORMWATER MANAGEMENT REHABILITATION**

Summary Project Information:

Priority Level: Medium

Project Benefit: Area-wide

- Eddystone Borough
- Morton Borough
- Ridley Park Borough
- Ridley Township
- Rutledge Borough
- Tinicum Township

Project Summary: This project is to rehabilitate the area's stormwater collection and management systems.

Project Description: The stormwater collection and management systems (i.e. swales, ditches, creeks, pipes, culverts, inlets, outflows, basins...) are aged and in poor condition, and have not been planned for adequately. This project will rehabilitate existing facilities and plan for new and/or upgraded systems.

Cost Estimate: \$2 million

Project Schedule:

Phase No.	Phase Title	Months
1	Establish Stormwater Management Plan	6
2	Implement Stormwater Management Plan	6

Implementation Strategy:

The COG in conjunction with the municipalities could implement this project effectively.

Primary Funding Sources:

- ❑ Delaware County Renaissance Program

- ❑ PA Local Government Capital Projects Loan Program
Provides low-interest loans for the equipment and facility needs for small local governments.
 - o Eligibility
Local governments with populations of 12,000 or less.
 - o Eligible Uses
Rolling stock and data processing equipment purchases or the purchase, construction, renovation or rehabilitation of municipal facilities.
 - o Where to Apply
DCED, Sharon Grau at 1-888-223-6837 or email sgrau@state.pa.us
 - o Grant Amounts
50% of the total cost of purchasing equipment up to a maximum of \$25,000 or 50% of the total cost for purchase, construction or renovation of municipal facilities up to a maximum of \$50,000.
 - o Terms
Loans are 2% and are repaid over a period not to exceed 10 years or the useful life of the equipment or facility.

- ❑ PA Community Revitalization Program (CRP)
CRP provides grant funds to support local initiatives that promote the stability of communities. The program also assists communities in achieving and maintaining social and economic diversity to ensure a productive tax base and a good quality of life.
 - o Eligibility
Local governments, municipal and redevelopment authorities and agencies, industrial development agencies, and non-profit corporations incorporated under the laws of the Commonwealth.
 - o Eligible Uses
Construction or rehabilitation of infrastructure, building rehabilitation, acquisition and demolition of structures, revitalization or construction of community facilities, purchase or upgrade of machinery and equipment, planning of community assets, public safety, crime prevention, recreation, training, and acquisition of land, buildings and right of ways.
 - o Where to Apply
Customer Service Center at 1-800-379-7448 or email ra-dcedcs@state.pa.us.

- o Grant Amounts
Grants vary between \$5,000 to \$25,000

Secondary Funding Sources:

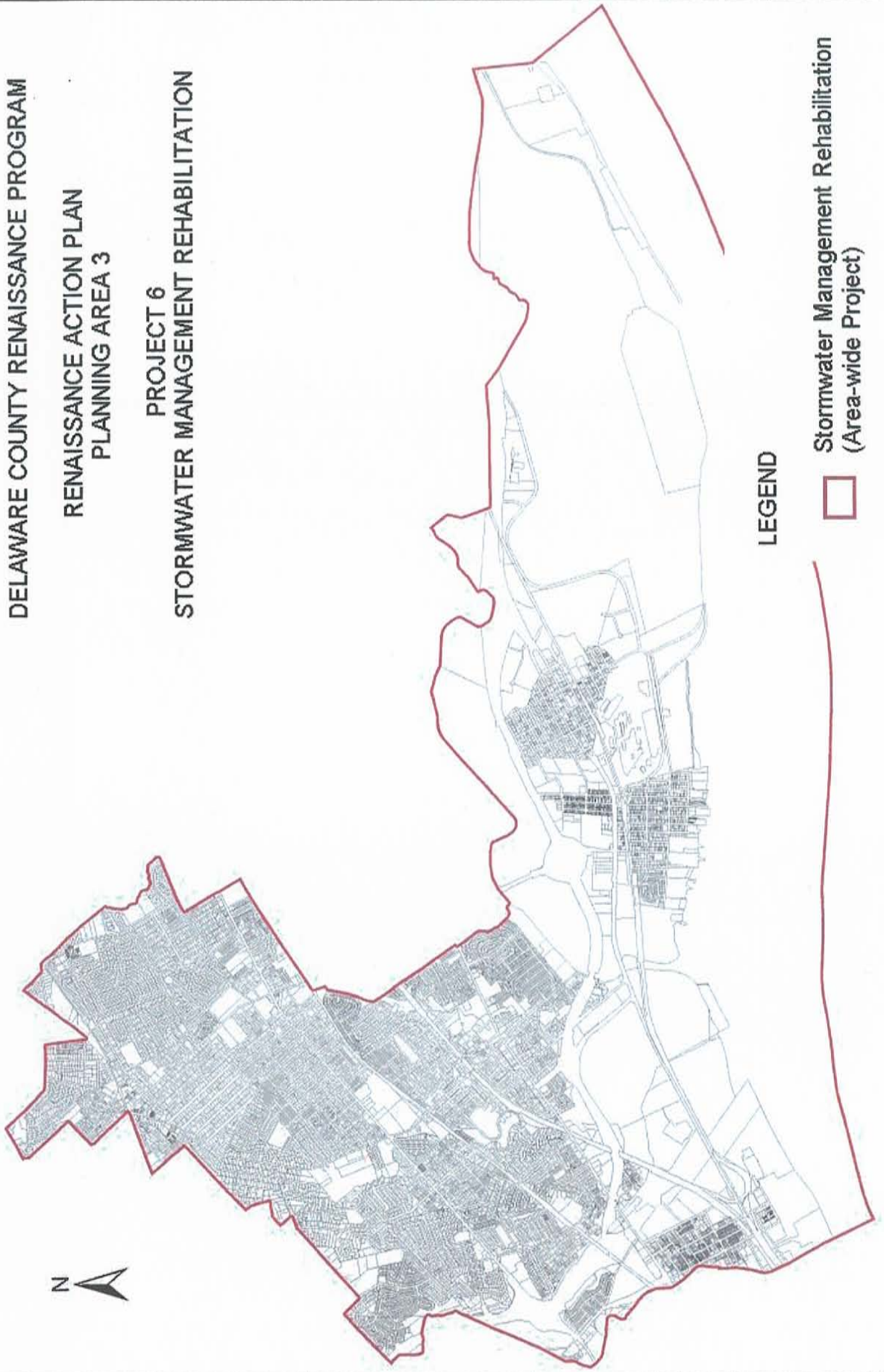
- **Community Development Block Grant (CDBG)**
The program's goal is to enable local governments to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons
 - o **Eligibility**
Local governments that are not designated by HUD as urban counties or entitlement municipalities.
 - o **Eligible Uses**
CDBG funding may be used for (not limited to): Acquisition of real property, relocation and demolition, rehabilitation of residential and nonresidential structures, construction of public facilities and improvements, such as water and sewer facilities, streets, and neighborhood centers, and the conversion of schools for eligible purposes, handicap access to public buildings, streets, curbs and sidewalks, historic preservation, planning and fair housing. In addition, CDBG funds may be used to pay for public services within certain limits, and for activities relating to energy conservation and renewable energy resources. The County can also provide assistance to profit motivated businesses to carry out economic development activities.

The types of activities that are generally ineligible include: buildings for the general conduct of government, political activities, certain income payments and construction of new housing.
 - o **Where to Apply**
Delaware County Office of Housing and Community Development (610) 891-5425

DELAWARE COUNTY RENAISSANCE PROGRAM

RENAISSANCE ACTION PLAN
PLANNING AREA 3

PROJECT 6
STORMWATER MANAGEMENT REHABILITATION



LEGEND

□ Stormwater Management Rehabilitation
(Area-wide Project)

Project 7

Phased Project: MORTON DOWNTOWN DEVELOPMENT

Summary Project Information:

Priority Level: HIGH

Project Benefits: Direct Benefit
 Eddystone Borough
 Rutledge Borough

As a portion of the boundary of Springfield Township is located on the northwest corner of the Morton downtown and there are commercial businesses in that area adjacent to the Morton downtown area, residents of Springfield Township may be patrons of Morton businesses.

Project Goals: This project meets the critical element of Economic Development of downtown areas from the Delaware County Renaissance Program guidelines.

It also meets Renaissance Planning Area 3's Goal A, to "build a high quality sustainable economic environment that would serve the industry and commerce of the area, including the area's workforce" and Goal G, to "make commercial areas more attractive and usable". Secondary activities under the project, such as traffic calming, routing of trucks, street lighting, utilities, and traffic issues related to the railroad crossing and signalization, are found under Goals B (Transportation) and D (Infrastructure).

Project Description: This project would involve the revitalization of the Morton downtown area, located at the intersections Morton Avenue, Kedron Avenue (Route 420), and Yale Avenue and extending outward along those roads.

It is recommended that the first step to revitalizing the downtown area would be through participation in the Pennsylvania Main Street Program. The program, which recommends the hiring of a "Main

Street Manager” to oversee and coordinate the revitalization efforts, is based upon the following strategies or approaches:

- Organization – developing the organizational structure of the board and committees that will build consensus and cooperation among the various entities in the downtown area.
- Economic Restructuring – assisting existing businesses to expand and recruiting new businesses to fill vacant storefronts
- Design – Improving physical appearance of the downtown area through streetscape improvements, parking lot improvements, façade improvements, and window displays
- Promotion – marketing the downtown area through advertising, promotional events, special events, and marketing campaigns

Through the efforts of a local “Main Street” program, the other recommended phases of the project would be implemented. These include:

- Designing and constructing streetscape improvements
- Assisting merchants and property owners in constructing façade improvements
- Improving the parking facilities
- Redeveloping the SEPTA rail station area
- Redeveloped scattered underutilized or vacant structures

Cost Estimate:

Phase Number	Phase Name	Cost Estimate
7-1	Participate in Pennsylvania’s Main Street Program	\$300,000 - \$400,000
7-2	Prepare a market analysis and business attraction plan	\$35,000 - \$50,000
7-3	Design and construct streetscape improvements	\$900,000 - \$1 Million
7-4	Design and construct façade improvements to commercial structures	\$250,000 - \$300,000
7-5	Improve parking facilities	\$250,000 - \$300,000
7-6	Redevelop the area along the SEPTA rail line and rail station and along Yale Avenue	\$400,000 - \$500,000
7-7	Redevelop scattered underutilized or vacant structures	\$250,000 - \$350,000

Project Schedule:

Phase Number	Phase Name	Months
7-1	Participant in Pennsylvania's Main Street Program	On-going over the 5-year period
7-2	Prepare a market analysis and business attraction plan	6
7-3	Design and construct streetscape improvements	24
7-4	Design and construct façade improvements to commercial structures	On-going over the 5-year period
7-5	Improve parking facilities	24
7-6	Redevelop the area along the SEPTA rail line and rail station and along Yale Avenue	24
7-7	Redevelop scattered underutilized or vacant structures	On-going over the 5-year period

Implementation Strategy:

Activities under this project may include:

- **Main Street Program**
 - Determine interest from local merchants / property owners via public meetings and educational sessions on the Main Street concept
 - Conduct studies and visioning exercises required to participate as a Pennsylvania Main Street community
 - Form a local business association or other local economic development entity to assist in the revitalization of the business district
 - Apply for participation as a Main Street community

- **Market Analysis and Business Attraction Plan**
 - Conduct a market analysis to determine the appropriate mix /clustering of businesses
 - Determine and/or develop financial incentives to attract new businesses
 - Work with the Delaware County Commerce Center to attract new businesses
 - Work with Wharton School Small Business Development Center to assist in the development of new small businesses via its information and consulting services

- **Streetscape improvements**
 - Plan and development streetscape improvements to enhance the appearance of the commercial area

- o Move overhead utility lines to underground while upgrading utility facilities, including new fiber optic lines
 - o New decorative sidewalks
 - o Planters boxes and/or shade trees
 - o Decorative street furniture (benches, trash receptacles, bike racks, etc.)
 - o Pedestrian oriented decorative streetlights
 - o New crosswalk areas, identified with brick pavers or other means
 - o Directional and Gateway Signage
- Façade improvements
 - Develop design guidelines for the renovation of commercial facades
 - Secure funding for low interest loan program for commercial façade improvements
 - Promote façade improvement program to businesses in commercial area
- Parking improvements
 - Redesign existing parking lots, including landscaping along ends of aisles and between parking lot and public sidewalk
 - Evaluate / study potential locations for additional off-street parking lots
 - Acquire land for new off-street parking lots
 - Design and construct new off-street parking lots
- Redevelopment of area along SEPTA rail line and station and along Yale Avenue
 - Coordinate with SEPTA on the potential for redevelopment of the Morton SEPTA station area
 - Develop plan with several alternatives for the redevelopment of the SEPTA station area
 - Secure financial resources to implement recommendations of the study
 - Acquire property to be redeveloped
 - Develop focal point at intersection of Morton and Yale Avenues that ties into and enhances the historic SEPTA rail station
 - Redesign existing SEPTA rail station parking lot, including landscaping along ends of aisles and between parking lot and public sidewalk and relocation of maintenance vehicle parking area between station and existing parking lot
- Reuse / Redevelopment of Certain Structures
 - Inventory underutilized or vacant structures

- Develop plan with several alternatives for the reuse or redevelopment of those structures
- Secure financial resources, including low interest loans, to assist businesses in redeveloping the properties to more appropriate uses
- Work with the Delaware County Commerce Center to attract new businesses to those properties
- Work with Wharton School Small Business Development Center to assist in the development of new small businesses

Technical assistance is available to assist in this project from the following organizations:

- Delaware County Planning Department
- PA Downtown Center
- Delaware County Commerce Center
- Wharton School Small Business Development Center
- Southeast Pennsylvania Transportation Authority (SEPTA)
- Pennsylvania Department of Transportation (PennDOT)

Potential sources from a number of funding mechanisms include:

- Delaware County Renaissance Program
- New Communities / Main Street Program (Pennsylvania Department of Community and Economic Development)
- Land Use Planning and Technical Assistance Program (Pennsylvania Department of Community and Economic Development)
- Community Development Block Grant Program (Delaware County Department of Housing and Community Development)
- Communities of Opportunities (Pennsylvania Department of Community and Economic Development)
- Community Revitalization Program (Pennsylvania Department of Community and Economic Development)
- TEA-21 Enhancement Grant (US Department of Transportation)
- Local Economic Revitalization Tax Assistance Act

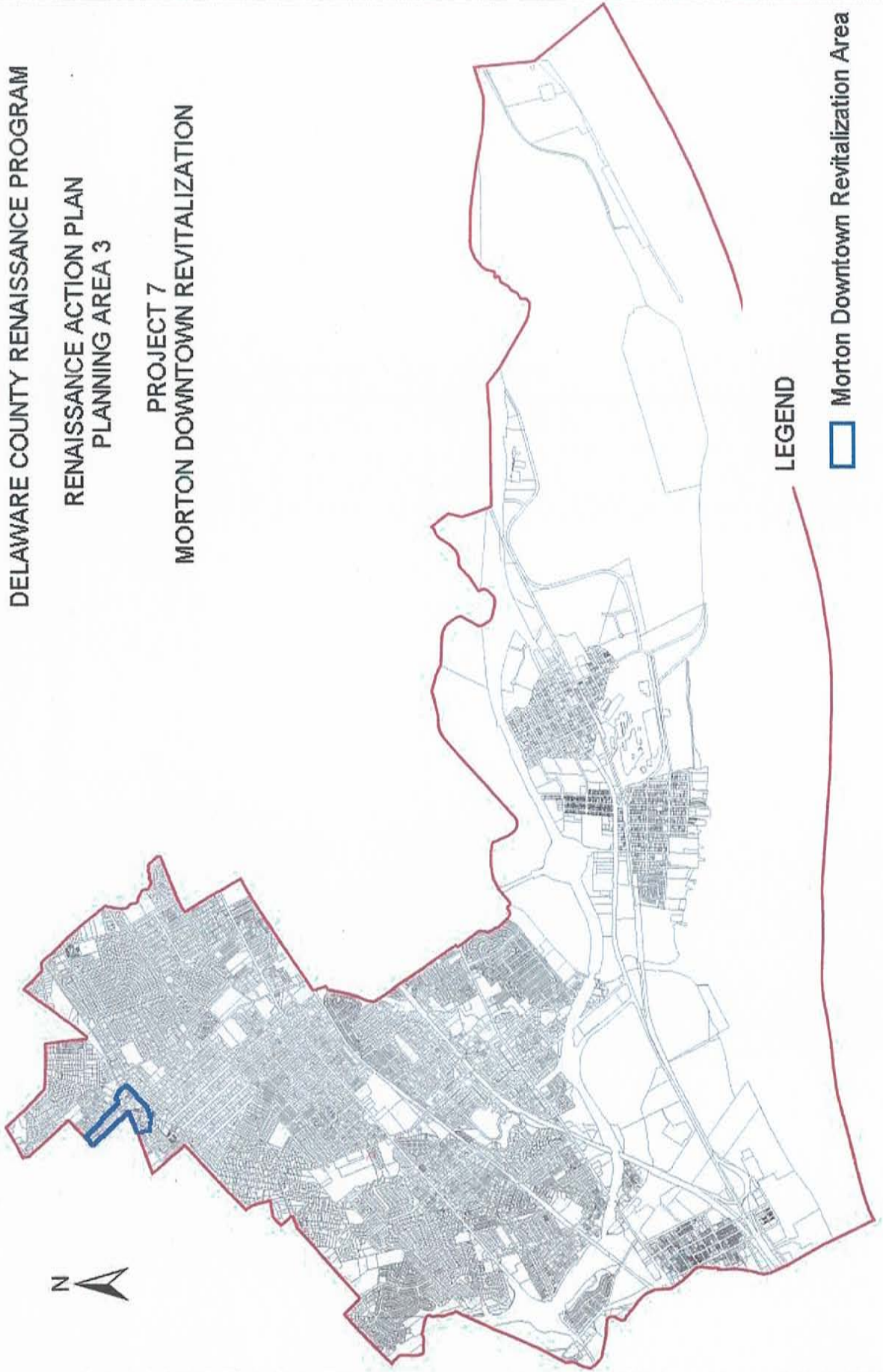
The project qualifies for assistance under the Delaware County Renaissance Program by meeting the critical elements of the program guidelines for the revitalization of the area through Economic Development activities. Through the revitalization of the Morton downtown area, the project could improve the

economic climate for the businesses and property owners. A viable commercial area can attract new business ventures as well as add to the quality of life for area residents. The proposed streetscape improvements, parking lot improvements and redevelopment of the area along Yale Avenue, including the SEPTA rail station, could enhance the appearance of the commercial area, thus attracting more patrons to the businesses.

DELAWARE COUNTY RENAISSANCE PROGRAM

RENAISSANCE ACTION PLAN
PLANNING AREA 3

PROJECT 7
MORTON DOWNTOWN REVITALIZATION



LEGEND

 Morton Downtown Revitalization Area

Project 8

Programmatic Project: PUBLIC SAFETY PROGRAMS

Summary Project Information:

Priority Level: Medium

Project Area: Area-wide

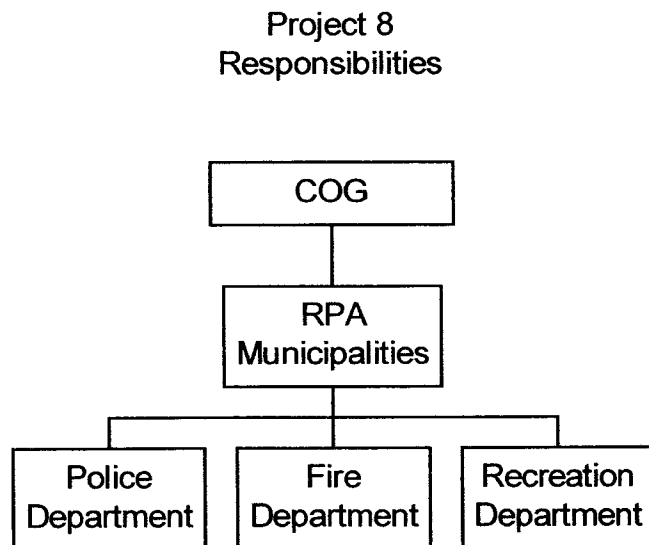
- Eddystone Borough
- Morton Borough
- Ridley Park Borough
- Ridley Township
- Rutledge Borough
- Tinicum Township

Project Summary: This project will enhance existing public safety programs and create new programs to meet new public safety needs within the communities.

Project Description: The project will strengthen and enhance existing police and fire services, community policing, police bicycle patrols, youth firefighter programs, and town watch programs, and will create new youth programs and community centers.

The COG could be a conduit for new and enhanced programs, by providing technical assistance and a funding vehicle.

Organizational Chart:



Cost Estimate: \$250,000

Project Schedule:

Program Number	Program
8-1	Community Oriented Policing
8-2	Town Watch Program
8-3	Youth Programs
8-4	Youth Centers
8-5	Youth Firefighter Programs

Implementation Strategy:

The COG working in conjunction with the municipalities can effectively implement this project.

need and maximize the benefit to be derived from the grant funds.

The purpose of the AFGP is to award grants directly to fire departments of a State to enhance their ability to protect the health and safety of the public, as well as that of firefighting personnel, with respect to fire and fire related hazards. We will award the grants on a competitive basis to the applicants that first address the AFGP's priorities then demonstrate financial need and adequately demonstrate the benefit to be derived from their projects.

o Eligible Uses

(a) Fire Operations and Firefighter Safety Program. Eligible activities under this function are Training, Wellness and Fitness, Firefighting Equipment, Personal Protective Equipment, and Modification to Fire Stations and Facilities.

(b) Fire Prevention Program. Eligible activities under this function include, but are not limited to Public Education and Awareness, Enforcing Fire Codes, Inspector Certification, Purchase and Install Smoke Alarms, and Arson Prevention and Detection.

(c) Emergency Medical Services Program. Eligible activities under this function are Equipment Acquisition, Training, and Wellness and Fitness Activities. Vehicles are not eligible in this programmatic area.

(d) Firefighting Vehicle Acquisition Program. Eligible apparatus under this program include, but are not limited to, pumpers, brush trucks, tankers, rescue, ambulances, quints, aerials, foam units, and fireboats.

o Terms

Applicants seeking funding from this grant program in fiscal year 2003 may apply for assistance in only one of the four programmatic areas listed above. Within the selected programmatic area, applicants may develop a comprehensive program and include in their application as many of the eligible activities as necessary to address their needs. For example, if a fire department determines that it has needs in the area of fire operations, that fire department could apply for any one of the activities, or any combination of activities, or all of the activities listed within that program. If a department wants a vehicle, it would apply under the vehicle program.

- Application Process
FEMA and the USFA invite Fire Departments to submit an application for the Assistance to Firefighters Grant Program in one of the four program areas, starting March 3, 2003. Fire Departments may apply for assistance in only one of these four programmatic areas this year. The 2003 Program Guidelines are now available for easy download at <http://www.usfa.fema.gov/dhtml/inside-usfa/03prgguide.cfm>

FEMA anticipates 20,000 to 25,000 fire departments will apply for assistance. Of these, we anticipate awarding approximately 7,000 grants. However, due to the length of time that it will take us to make these awards, we anticipate that approximately half of these awards will be made before September 30, 2003. We anticipate the balance of the awards will be made before June 30, 2004.

- Local Law Enforcement Block Grant (LLEBG)- Bureau of Justice Assistance, US Department of Justice.
LLEBG Program funds must be spent in accordance with one or more of the following seven purpose areas:
 - Supporting law enforcement:
 - Hiring, training, and employing on a continuing basis new, additional law enforcement officers and necessary support personnel.
 - Paying overtime to currently employed law enforcement officers and necessary support personnel to increase the number of hours worked by such personnel.
 - Procuring equipment, technology, and other material directly related to basic law enforcement functions.
 - Enhancing security measures in and around schools and in and around other facilities or locations that the unit of local government considers special risks for incidents of crime.
 - Establishing or supporting drug courts.
 - Enhancing the adjudication of cases involving violent offenders, including cases involving violent juvenile offenders.
 - Establishing a multi-jurisdictional task force, particularly in rural areas, composed of law enforcement officials representing units of local government. This task force must work with federal law enforcement officials to prevent and control crime.

- Establishing crime prevention programs involving cooperation between community residents and law enforcement personnel to control, detect, or investigate crime or to prosecute criminals.
- Defraying the cost of indemnification insurance for law enforcement officers.
 - o Eligibility

To be considered eligible for the LLEBG Program, a jurisdiction must be a general purpose unit of local government. Units of local government are cities, counties, Indian tribes, parishes, towns, townships, villages, Alaska Native villages, and parish sheriffs that carry out substantial governmental duties. The unit of local government must report, via its law enforcement agencies, to the Uniform Crime Reports (UCR) Program of the Federal Bureau of Investigation (FBI).
 - o Terms

Each recipient jurisdiction is responsible for satisfying a local cash match. Under the LLEBG Program, a jurisdiction's LLEBG funds may not exceed 90 percent of **total** program costs. A recipient jurisdiction's local cash match requirement is 1/9 of the federal LLEBG funds expended. All recipients must maintain records that clearly track the source, amount, and timing of all matching contributions.

Secondary Funding Sources:

- PA Community Revitalization Program (CRP)

CRP provides grant funds to support local initiatives that promote the stability of communities. The program also assists communities in achieving and maintaining social and economic diversity to ensure a productive tax base and a good quality of life.

 - o Eligibility

Local governments, municipal and redevelopment authorities and agencies, industrial development agencies, and non-profit corporations incorporated under the laws of the Commonwealth.
 - o Eligible Uses
 - Construction or rehabilitation of infrastructure, building rehabilitation, acquisition and demolition of structures, revitalization or construction of community facilities, purchase or upgrade of machinery and equipment, planning of community assets, public safety, crime

prevention, recreation, training, and acquisition of land, buildings and right of ways.

- o Where to Apply
Customer Service Center at 1-800-379-7448 or email ra-dcedcs@state.pa.us
- o Grant Amounts
Grants vary between \$5,000 to \$25,000

□ **Community Development Block Grant (CDBG)**

The program's goal is to enable local governments to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons

- o Eligibility
Local governments that are not designated by HUD as urban counties or entitlement municipalities.
- o Eligible Uses
CDBG funding may be used for (not limited to): Acquisition of real property, relocation and demolition, rehabilitation of residential and nonresidential structures, construction of public facilities and improvements, such as water and sewer facilities, streets, and neighborhood centers, and the conversion of schools for eligible purposes, handicap access to public buildings, streets, curbs and sidewalks, historic preservation, planning and fair housing. In addition, CDBG funds may be used to pay for public services within certain limits, and for activities relating to energy conservation and renewable energy resources. The County can also provide assistance to profit motivated businesses to carry out economic development activities.

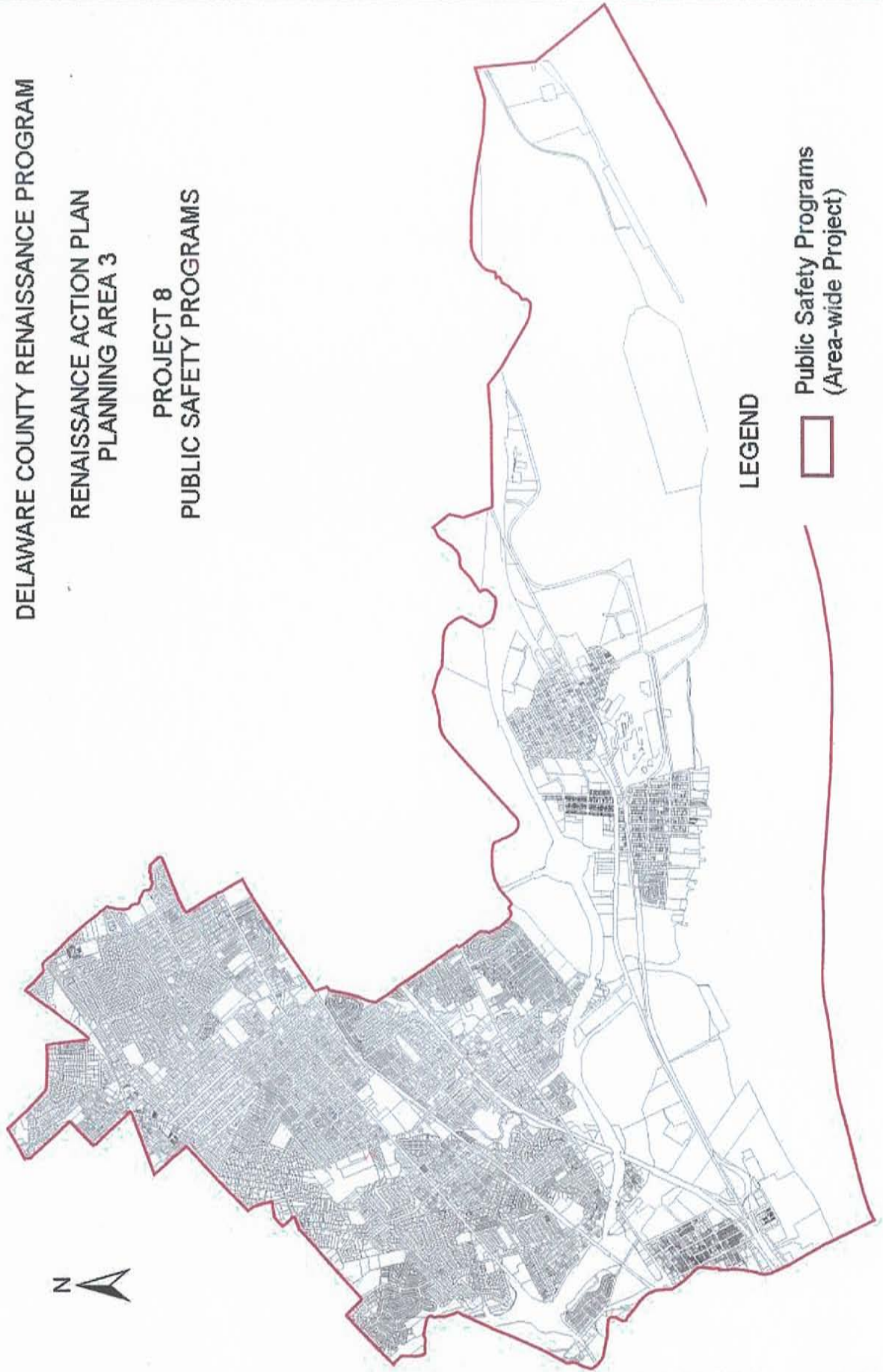
The types of activities that are generally ineligible include: buildings for the general conduct of government, political activities, certain income payments and construction of new housing.

- o Where to Apply
Delaware County Office of Housing and Community Development (610) 891-5425

DELAWARE COUNTY RENAISSANCE PROGRAM

RENAISSANCE ACTION PLAN
PLANNING AREA 3

PROJECT 8
PUBLIC SAFETY PROGRAMS



LEGEND

Public Safety Programs
(Area-wide Project)

Project 9

Phased Project: PARK AND OPEN SPACE IMPROVEMENTS

Summary Project Information:

Priority Level: HIGH

Project Benefits: Direct Benefit

- ❑ Morton Borough
- ❑ Ridley Park Borough
- ❑ Rutledge Borough
- ❑ Ridley Township
- ❑ Tinicum Township

The residents of other Delaware County communities would also benefit indirectly through the availability of improved public recreational facilities.

Project Goals: This project meets the optional element of Urban Open Space from the Delaware County Renaissance Program guidelines.

It also meets Planning Area #3's Goal F, to "have adequate amounts of usable and enjoyable urban open space in the area" and Goal I, to "provide for a wide variety of cultural and arts attractions in the area".

Project Description: This project would address the need for improvements to existing park, recreation and open space areas. Parks identified as needing improvements include:

- Jacob's Park in Morton Borough,
- Rutledge Park in Rutledge Borough,
- East Lake Park in Ridley Park Borough
- Little Crum Creek Park just south of East Lake Park in Ridley Park Borough,
- Hetzel Park in Ridley Park Borough,
- Veterans Park on East Ridley Avenue in Ridley Park Borough,

- Tome Street Park in Ridley Park Borough,
- Recreation Park at Park and Thayer Streets in Ridley Park Borough,
- Bonnes Park on East Hinckley Avenue in Ridley Park, and
- Manor Field Park in Tinicum Township.

The Hetzel Park in Ridley Park Borough borders with the Catania Brothers Park, a Delaware County park facility. Consideration should be made regarding linkage between those two (2) facilities. However, the terrain between the parks may make it difficult.

Cost Estimate:

Phase Number	Phase Name	Cost Estimate
9-1	Develop master site plans for improvements to park facilities	\$10,000 - \$35,000
9-2	Construct new facilities and install new equipment	\$100,000 - \$400,000
9-3	Create linkages, where feasible, to other park and recreational facilities	\$10,000 - \$20,000
9-4	Improve or create identification and directional signage	\$1,500 - \$3,000

Project Schedule:

Phase Number	Phase Name	Months
9-1	Develop master site plans for improvements to park facilities	6 per plan
9-2	Construct new facilities and install new equipment	6 – 9 per facility
9-3	Create linkages, where feasible, to other park and recreational facilities	6 - 12
9-4	Improve or create identification and directional signage	12

Implementation Strategy:

Improvements to existing park and recreation facilities include:

- Develop plans for improvements to existing park and recreation facilities
- Construct new facilities and install new equipment as per recommendations of the plans
- Create linkages as feasible to other park and recreational facilities, including the Industrial Heritage Greenway, the John Heinz Wildlife Refuge, and Delaware County Park and Recreation Department

- Improve or create identification and directional signage to assist persons in locating the facilities

Technical assistance is available to assist in this project from the following organizations:

- Delaware County Planning Department
- Delaware Valley Regional Planning Commission
- Pennsylvania Department of Conservation and Natural Resources
- Pennsylvania Recreation and Park Society, Inc.

Potential sources from a number of funding mechanisms include:

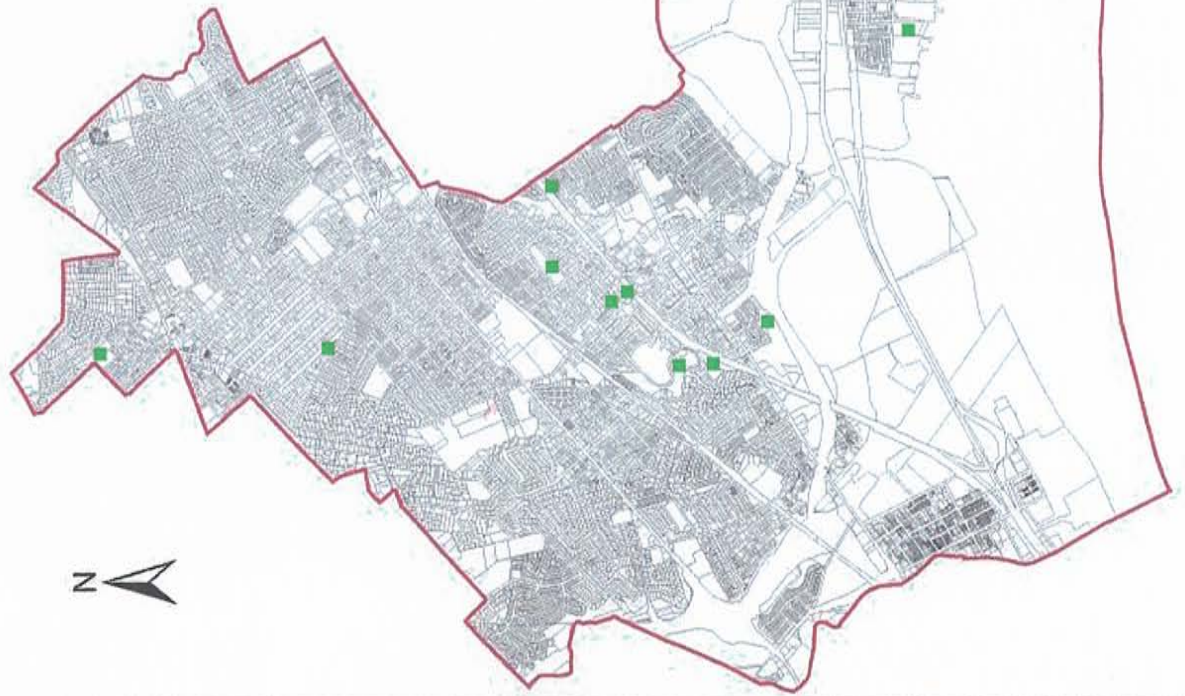
- Delaware County Renaissance Program
- Growing Greener Community Conservation Partnership Grant Program - Community Grant Program
- Land and Water Conservation Fund (LWCF) [National Park Service (NPS)]

The project qualifies for assistance under the Delaware County Renaissance Program by meeting the optional elements of the program guidelines for the revitalization of the area through Urban Open Space. Through the improvements to existing recreational uses, it is anticipated that the project could assist in improving the quality of life for the area residents. The recreational uses may also benefit area businesses by visitors to the facilities purchasing goods and services at local restaurants, retail stores, and gasoline stations.

DELAWARE COUNTY RENAISSANCE PROGRAM

RENAISSANCE ACTION PLAN
PLANNING AREA 3

PROJECT 9
PARK AND OPEN SPACE IMPROVEMENTS



LEGEND

■ Parks to be Improved

Project 10

Programmatic Project: REGIONAL EMERGENCY PREPAREDNESS

Summary Project Information:

Priority Level: Low

Project Area: Area-wide

- Eddystone Borough
- Morton Borough
- Ridley Park Borough
- Ridley Township
- Rutledge Borough
- Tinicum Township

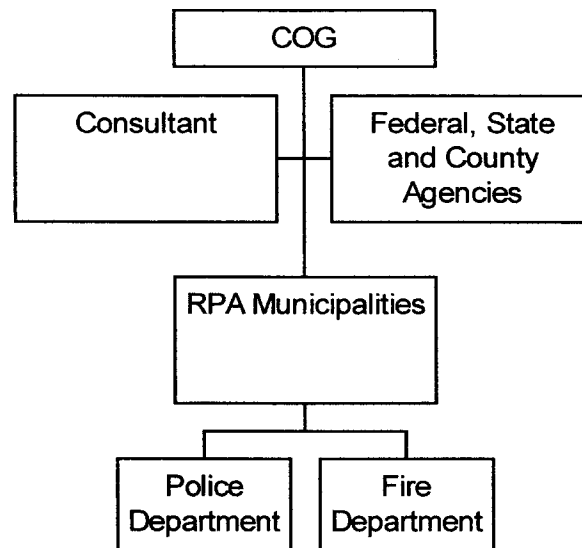
Project Summary: This project will create a regional Emergency Preparedness Plan for the Planning Area and address the goal of “providing for highly responsive, state-of-the-art public safety services and facilities” and the objective of “providing for an integrated regional disaster plan and facilities/equipment.”

Project Description: Planning Area 3, by its proximity, is vulnerable. The Philadelphia International Airport (PHL), Interstates 95 and 476, SEPTA Regional Rail lines, and CSX freight rail lines create numerous vulnerabilities for the area.

Terrorism and other security issues are very real fears within Renaissance Planning Area Three (RPA) as two-thirds the of the Philadelphia International Airport (PHL) resides within Tinicum Township. The ability to plan for security threats, incidents and emergencies have profound impacts upon revitalization of the Renaissance Planning Area. It is, therefore, imperative that planning and preparedness be done on a regional level.

Organization Chart:

Project 10
Responsibilities



Cost Estimate: \$10,000

Primary Funding Sources:

- State Homeland Security Grant Program (SHSGP), US Department of Homeland Security (DHS)
The U.S. Department of Homeland Security (DHS), through the Office for Domestic Preparedness (ODP), is providing financial assistance directly to each of the nation's states and territories through the Fiscal Year (FY) 2003 State Homeland Security Grant Program (SHSGP). This financial assistance is being provided for the purchase of specialized equipment to enhance the capability of state and local agencies to prevent and respond to incidents of terrorism involving the use of chemical, biological, radiological, nuclear or explosive (CBRNE) weapons; for the protection of critical infrastructure and prevention of terrorist incidents; for costs related to the design, development, conduct and evaluation of CBRNE exercises; for costs related to the design, development and conduct of a state CBRNE Training Program; and for costs associated with updating and implementing each state's Homeland Security Strategy (SHSS).

The Office for Domestic Preparedness transferred from the U.S. Department of Justice, Office of Justice Programs (OJP), to the U.S. Department of Homeland Security effective March 1, 2003. The OJP Office of the Comptroller (OC) will continue to provide

fiscal support and oversight to the SHSGP for the effective period of performance for the grant.

o **Authorized Program Purpose**

Funding for the FY 2003 SHSGP is authorized by: 1) Public Law 108-7, the Omnibus Appropriations Act of 2003; 2) Public Law 107-56, the USA Patriot Act of 2001; and 3) Public Law 107-296, the Homeland Security Act of 2002. The FY 2003 SHSGP seeks to build on progress made over the past four years towards enhancing the capabilities of state and local emergency responders by allowing for the purchase of advanced types of equipment to enhance homeland security.

The FY 2003 SHSGP also seeks to address other critical homeland security needs, including coverage of CBRNE exercise-related costs, training costs, and planning and administrative expenses. States should allocate these grant funds in accordance with their state's approved homeland security strategy , obligating funds to municipalities within 45 days of the grant award date.

ODP also recognizes that updating and implementing the state homeland security strategies is not without cost. To assist states with this process, a planning and administrative allocation has been included to cover expenses associated with the assessment and strategy updates, as well as implementation of the SHSS and SHSGP.

ODP will provide support services to assist you in completing your application. Please consult your respective Program Manager using ODP's toll-free number (1-800-368-6498).

o **Program Requirements**

Receipt of funds under ODP's FY 2003 SHSGP is contingent upon: 1) submission and approval of the state's application for funding under the FY 2002 State Domestic Preparedness Program (SDPP); and, 2) the submission of the on-line FY 2003 grant application. Applications for funding under this program must be submitted within 45 days of the solicitation being posted in OJP's web-based Grants Management System (GMS). In addition, funds provided as part of the FY 2003 SHSGP must be obligated within 45 days of the grant award date. Note: Grants will be awarded when applications are received and approved. Applications lacking complete information will be accepted and grants awarded, however

draw down restrictions will apply until the receipt of all supporting documentation. Restrictions will be rescinded and funds will be released as information is received.

o Authorized Program Expenditures

1. Equipment Acquisition Funds: Funds from the equipment allocation may be used to enhance the capabilities of state and local first responders through the acquisition of: 1) personal protective equipment (PPE); 2) explosive device mitigation and remediation equipment; 3) CBRNE search and rescue equipment; 4) interoperable communications equipment; 5) detection equipment; 6) decontamination equipment; 7) physical security enhancement equipment; 8) terrorism incident prevention equipment; 9) CBRNE logistical support equipment; 10) CBRNE incident response vehicles; 11) medical supplies and limited types of pharmaceuticals; and, 12) CBRNE reference materials.

Allocated Equipment Acquisition Funds for FY 2003 may also be used for sustainment of first responder equipment that would be used in a jurisdiction's response to a terrorist threat or event. This would include repair and replacement parts, equipment warranties and maintenance contracts for equipment purchased under any ODP state equipment grant.

This equipment may be used by the states to enhance capabilities in the areas of law enforcement, emergency medical services, emergency management, the fire service, hazardous materials, public works, public health, governmental administrative, public safety communications, healthcare and public health at the state and local levels of government in accordance with the goals and objectives identified in their state's homeland security strategy. In addition, states and localities may use their equipment allocations to purchase equipment designed to protect critical infrastructure from terrorist attacks and for equipment to prevent terrorist incidents. States are advised that 80 percent of their FY 2003 funding allocations for equipment must be obligated to local communities within 45 days of the grant award date. The FY 2003 Authorized Equipment List contains a complete listing of allowable equipment items.

2. Exercise Funds: Funds from the exercise allocation may be used to plan for, design, develop, conduct and evaluate exercises that train emergency responders and assess the readiness of jurisdictions to prevent and respond to a terrorist attack. Exercises must be threat- and performance-based, in

accordance with ODP's Homeland Security Exercise and Evaluation Program (HSEEP) manuals. These manuals will provide explicit direction on the design, conduct and evaluation of terrorism exercises. Exercises conducted with ODP support (grant funds or direct support) must be managed and executed in accordance with the HSEEP.

Allowable exercise-related costs include: 1) expenses related to convening a statewide exercise planning workshop; 2) hiring of full or part-time staff or contractors/consultants to support exercise activities; 3) overtime for first response/exercise management personnel involved in the planning and conducting of exercises; 4) travel associated with planning and conducting exercises; 5) supplies consumed during the course of planning and conducting exercises; 6) costs related to implementation of the HSEEP to include the reporting of scheduled exercises, and the tracking and reporting of after action reports and corrective actions from exercises; and, 7) other costs related to the planning and conducting of exercise activities. The FY 2003 Authorized Exercise Cost List contains a complete description of allowable exercise-related costs.

3. Training Funds: Funds from the training allocation may be used to enhance the capabilities of state and local first responders through the development of a state homeland security training program. Allowable training-related costs include: 1) establishment of CBRNE training capacities within existing training academies, universities or junior colleges.

These funds should be used to institutionalize CBRNE awareness level training within the state. The target audience for training courses funded through the FY 2003 SHSGP must be emergency responders, emergency managers and public/elected officials within the following disciplines: firefighters, law enforcement, emergency management, emergency medical services, hazardous materials, public works, public health, health care, public safety communications, governmental administrative and private security guards.

4. Planning and Administrative Funds: Funds for this program may be used to pay for activities associated with the completion of the FY 2003 assessment and strategy update process, as well as those costs associated with the implementation of the overall SHSS, including: 1) conducting

training sessions to ensure accurate completion of the needs assessment; 2) updating and refining statewide homeland security strategic plans; 3) hiring of full or part-time staff or contractors/consultants to assist with the collection of the needs assessment data and updating of the state strategic plan; 4) travel expenses; 5) meeting-related expenses; 6) implementing and managing programs for equipment acquisition, training and exercises; 7) conducting local or regional strategy implementation meetings; 8) hiring of full or part-time staff or contractors/consultants to assist with the implementation and administration of the state homeland security strategic plan; and, 9) the acquisition of authorized office equipment. (Note: Authorized office equipment includes personal computers, laptop computers, printers, LCD projectors and other equipment or software which may be required to support implementation of the state strategy. For a complete list of allowable meeting-related expenses, please review the OJP Office of the Comptroller (OC) Financial Guide at: <http://www.ojp.usdoj.gov/FinGuide>.)

o Unauthorized Program Expenditures

1. Equipment Acquisition Funds: Expenditures for items such as general-use software (word processing, graphics, spreadsheet, etc.), general-use computers and related equipment, general-use vehicles, licensing fees, weapons systems and ammunition, are not allowable. Grant funds awarded under this program also may not be used to pay for equipment procured prior to the award start date of the grant or for items otherwise budgeted for with state or local funds.

2. Exercise Funds: Exercise funds may not be used for terrorism prevention and response equipment; for exercise models, simulations or games; activities unrelated to CBRNE exercises; or personnel, contractors/consultants, travel, supplies or other items procured prior to the award start date of the grant or otherwise budgeted for with state or local funds.

3. Training Funds: Training funds may not be used for first responder training activities unrelated to CBRNE incidents, or for training capacity development procured prior to the award start date of the grant or otherwise budgeted for with state or local funds.

4. Planning and Administrative Funds: Funds intended for planning and administrative purposes may not be used for: 1)

activities unrelated to the completion and implementation of the SHSS; 2) for personnel, equipment, contractors/consultants, or meeting-related expenses procured prior to the award start date of the grant or otherwise budgeted for with state or local funds.

o Eligible Applicants and Funding Availability

The FY 2003 SHSGP is primarily intended to enhance the ability of first responders to prevent or respond to incidents of terrorism at the local level. As such, states are required to provide 80 percent the funds allocated for equipment purchases in this program to local units of government, again, within 45 days of the state grant award date. States may use the remaining equipment funds to support broader homeland security activities, such as state first responder teams that support local units of government.

The Governor of each state has designated a state agency, also known as the SAA, to apply for and administer the grant funds under this program. The state may elect to sub-grant FY 2003 funding directly to cities or counties within the state or retain funds for use at the state level to purchase equipment for distribution to local jurisdictions, provided that the state has complied with the 80 percent pass-through requirement for their equipment allocation.

Pennsylvania Allocation: FY '03

EQUIPMENT	EXERCISE	TRAINING	PLANNING	TOTAL
\$13,032,000	\$3,258,000	\$977,000	\$1,303,000	\$18,570,000

o Assistance

To assist grantees with equipment purchases, ODP has established a number of support programs. These include: 1) the ODP Help Line; 2) the Equipment Purchase Assistance Program; and, 3) the Domestic Preparedness Equipment Technical Assistance Program (DPETAP). The ODP Help Line (1-800-368-6498) provides grantees with answers to non-emergency equipment questions. Likewise, the Equipment Purchase Assistance Program provides ODP grantees with access to GSA prime vendors through memoranda of agreement with the Defense Logistics Agency and the Marine Corps Systems Command. Finally, the DPETAP program provides on-site training in the use and maintenance of specialized response equipment. Additional information on each of these programs can be found on the ODP web site located at: <http://www.ojp.usdoj.gov/odp>.

- PA Community Revitalization Program (CRP)
CRP provides grant funds to support local initiatives that promote the stability of communities. The program also assists communities in achieving and maintaining social and economic diversity to ensure a productive tax base and a good quality of life.
 - Eligibility
Local governments, municipal and redevelopment authorities and agencies, industrial development agencies, and non-profit corporations incorporated under the laws of the Commonwealth.
 - Eligible Uses
Construction or rehabilitation of infrastructure, building rehabilitation, acquisition and demolition of structures, revitalization or construction of community facilities, purchase or upgrade of machinery and equipment, planning of community assets, public safety, crime prevention, recreation, training, and acquisition of land, buildings and right of ways.
 - Where to Apply
Customer Service Center at 1-800-379-7448 or email ra-dcedcs@state.pa.us.
 - Grant Amounts
Grants vary between \$5,000 to \$25,000

Secondary Funding Sources:

□ Community Development Block Grant (CDBG)

The program's goal is to enable local governments to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons

o Eligibility

Local governments that are not designated by HUD as urban counties or entitlement municipalities.

o Eligible Uses

CDBG funding may be used for (not limited to): Acquisition of real property, relocation and demolition, rehabilitation of residential and nonresidential structures, construction of public facilities and improvements, such as water and sewer facilities, streets, and neighborhood centers, and the conversion of schools for eligible purposes, handicap access to public buildings, streets, curbs and sidewalks, historic preservation, planning and fair housing. In addition, CDBG funds may be used to pay for public services within certain limits, and for activities relating to energy conservation and renewable energy resources. The County can also provide assistance to profit motivated businesses to carry out economic development activities.

The types of activities that are generally ineligible include: buildings for the general conduct of government, political activities, certain income payments and construction of new housing.

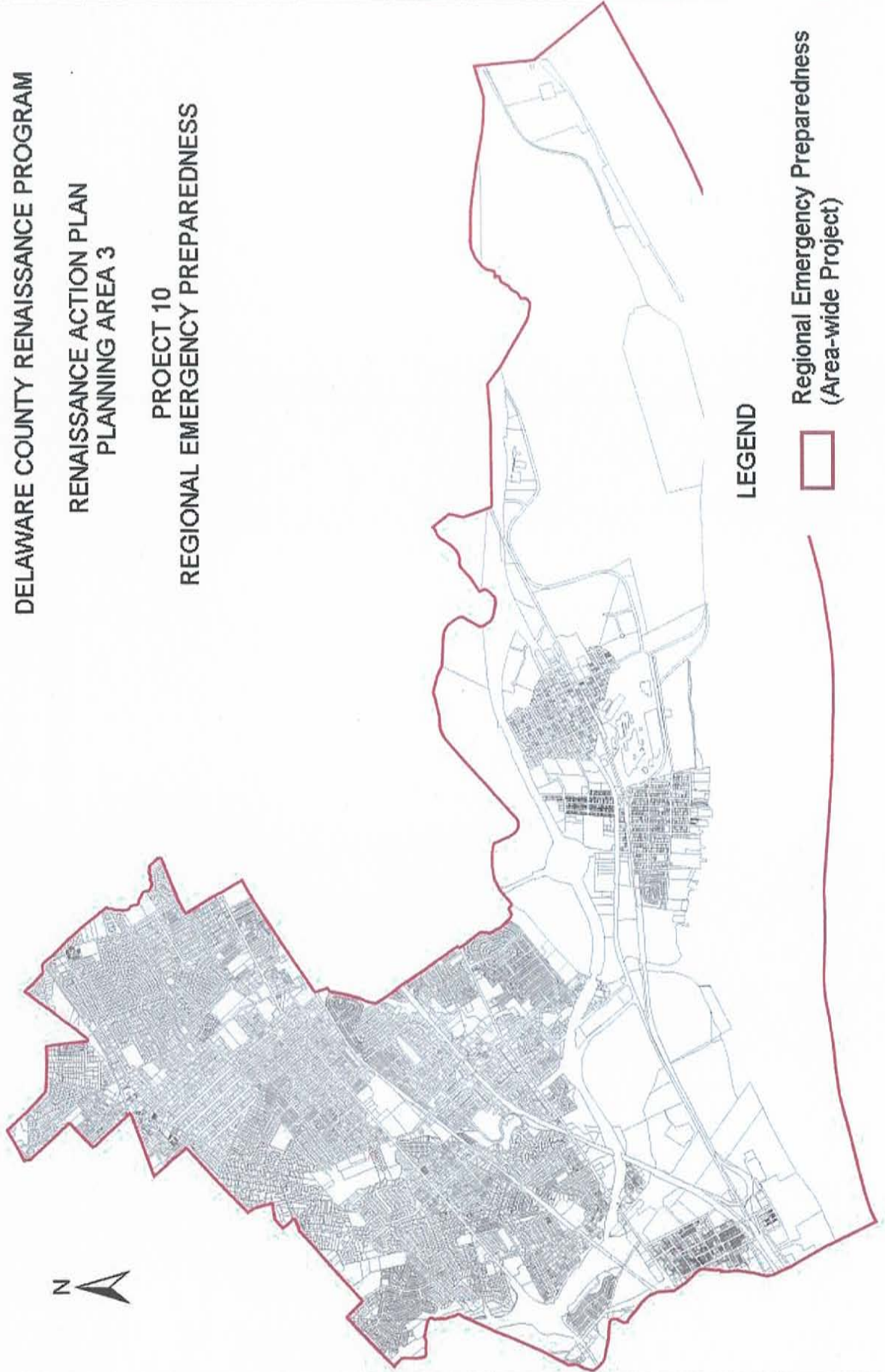
o Where to Apply

Delaware County Office of Housing and Community Development (610) 891-5425

DELAWARE COUNTY RENAISSANCE PROGRAM

RENAISSANCE ACTION PLAN
PLANNING AREA 3

PROJECT 10
REGIONAL EMERGENCY PREPAREDNESS



LEGEND

Regional Emergency Preparedness
(Area-wide Project)



Project 11

Phased Project:

EDDYSTONE VILLAGE REVITALIZATION

Summary Project Information:

Priority Level: MEDIUM

Project Benefits: Direct Benefit
□ Eddystone Borough

Project Goals: This project meets the critical elements of Housing and Economic Development from the Delaware County Renaissance Program guidelines.

It also meets Renaissance Planning Area 3's Goal A, to "build a high quality sustainable economic environment that would serve the industry and commerce of the area, including the area's workforce" and Goal C, to "Provide for a wide variety of high quality housing options in the area". Secondary activities under the project are found under Goal D (Infrastructure).

Project Description: The Eddystone Village is located in the southwestern section of the Borough. The area was first developed as housing for workers from the shipping docks along the Delaware River. The Village is bounded by 4th Street on the north, 2nd Street on the south, Saville Avenue on the east, and Eddystone Avenue on the west.

- The project would consist of revitalizing the Village by:
- Changing the zoning of the Village from Light Industrial to a new "Village District" which would allow single-family attached townhouses in excess of six units (which is limited in the R-3 Residential district) and neighborhood commercial uses.
 - Rehabilitating the existing single-family dwellings
 - Rehabilitating existing vacant housing units
 - Constructing new in-fill single family dwellings in the style of the existing row houses
 - Designing and constructing streetscape improvements for:
 - 2nd Street from Eddystone Avenue to Saville Avenue

- 4th Street from Eddystone Avenue to Saville Avenue
 - Concord Avenue from 4th Street to 2nd Street
 - Lexington Avenue from 4th Street to 2nd Street
 - Saville Avenue from 4th Street to 2nd Street
- Redeveloping certain small light industrial properties with new in-fill single-family row houses or new commercial businesses that would provide services to the residents of the Village as well as employees of the existing businesses in the surrounding area.

Cost Estimate:

Phase Number	Phase Name	Cost Estimate
11-1	Zoning Ordinance Changes	\$250 - \$400
11-2	Housing Rehabilitation	\$300,000 - \$400,000
11-3	Rehabilitation of vacant housing and in-fill of new single family row houses	\$750,000 - \$1 Million
11-4	Design and Construction of Streetscape Improvements	\$500,000 - \$600,000
11-5	Reuse or Redevelopment of Certain Properties	\$1 Million - \$2 Million

Project Schedule:

Phase Number	Phase Name	Months
11-1	Zoning Ordinance Changes	3
11-2	Housing Rehabilitation	On-going over the 5-year period
11-3	Rehabilitation of vacant housing and in-fill of new single family row houses	On-going over the 5-year period
11-4	Design and Construction of Streetscape Improvements	18
11-5	Reuse or Redevelopment of Certain Properties	On-going over the 5-year period

Implementation Strategy:

Activities under this project may include:

- Zoning Ordinance Changes
 - Changing the zoning within the Village from Light Industrial to a new "Village District" in the area bounded by 4th Street on the north, Saville Avenue on the east, 2nd Street on the south, and the alley between Lexington and Eddystone Avenues on the west.

- Housing Rehabilitation of existing owner-occupied single-family dwellings
 - Residential façade improvement program
 - Housing Rehabilitation for low/mod income household through the County's housing programs
 - Institute low interest housing rehabilitation loans for middle income households
 - Institute a home maintenance education program

- Rehabilitation of existing vacant housing and in-fill of new single-family row houses
 - Develop a Community Housing Development Organization to work on housing redevelopment/rehabilitation issues
 - Identify vacant housing units and vacant lots
 - Identify and secure financial resources for the rehabilitation of vacant housing and the construction of new housing
 - Acquire vacant housing units and vacant lots
 - Rehabilitate vacant housing units
 - Construct new row homes that are compatible with the existing architecture in the Village
 - Work with County to sell rehabilitated and new housing units via first time homebuyers program

- Design and Construction of Streetscape improvements
 - Plan and develop streetscape improvements to enhance the appearance of the Village
 - o Move overhead utility lines to underground while upgrading utility facilities, including new fiber optic lines
 - o New decorative sidewalks
 - o Planters boxes and/or shade trees
 - o Decorative street furniture (benches, trash receptacles, bike racks, etc.)
 - o Pedestrian oriented decorative streetlights
 - o New crosswalk areas, identified with brick pavers or other means
 - o Directional and Gateway Signage

- Reuse or Redevelopment of Light Industrial Properties
 - Inventory incompatible, underutilized or vacant structures
 - Secure financial resources, including low interest loans, to assist businesses in relocating to other industrial land in the borough
 - Assist in developing the properties to more appropriate commercial or residential uses

- Work with the Delaware County Commerce Center to attract new commercial businesses to those properties
- Work with Wharton School Small Business Development Center to assist in the development of new small commercial businesses

Technical assistance is available to assist in this project from the following organizations:

- Delaware County Planning Department
- Delaware Valley Regional Planning Commission
- Delaware County Commerce Center
- Wharton School Small Business Development Center

Potential sources from a number of funding mechanisms include:

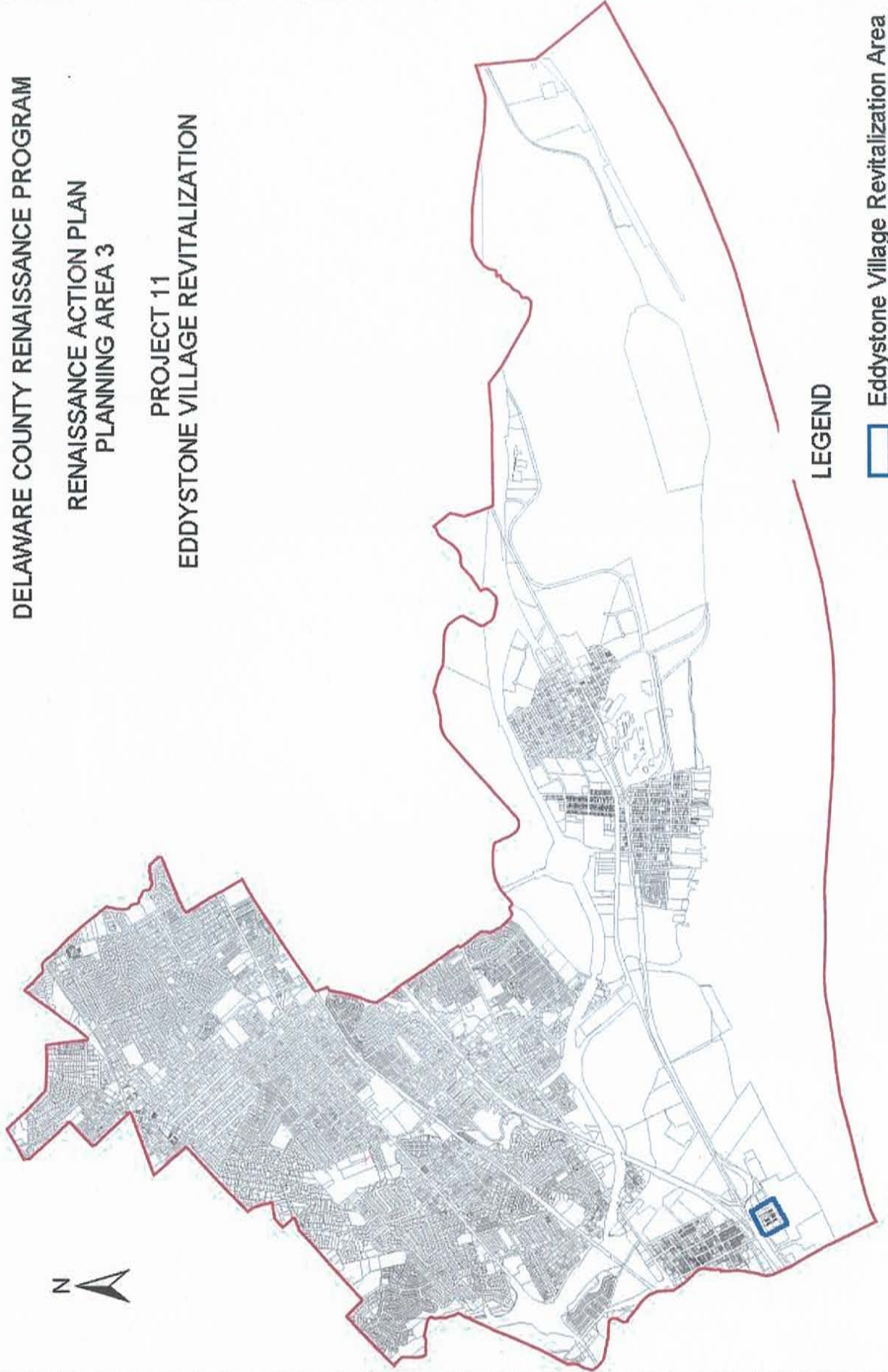
- Delaware County Renaissance Program
- Community Development Block Grant Program (Delaware County Department of Housing and Community Development)
- HOME Program (Delaware County Department of Housing and Community Development)
- Communities of Opportunities (Pennsylvania Department of Community and Economic Development)
- Community Revitalization Program (Pennsylvania Department of Community and Economic Development)
- Historic Preservation Grant (Pennsylvania Historical and Museum Commission)
- Keystone Historic Preservation Grant (Pennsylvania Historical and Museum Commission)
- Inner-City Ventures Fund (National Trust for Historical Preservation)
- Municipal Bonds
- Local Economic Revitalization Tax Assistance Act

The project qualifies for assistance under the Delaware County Renaissance Program by meeting the critical elements of the program guidelines for the revitalization of the area through Housing and Economic Development activities. Through the revitalization of the Village area, the project could improve the quality of life for the existing area residents, which are primarily of low and moderate income. The revitalization activities may benefit the area by improving the quality of housing, attracting new residents, providing opportunities for new small businesses, and improving the appearance of the area.

DELAWARE COUNTY RENAISSANCE PROGRAM

RENAISSANCE ACTION PLAN
PLANNING AREA 3

PROJECT 11
EDDYSTONE VILLAGE REVITALIZATION



LEGEND

 Eddystone Village Revitalization Area

Project 12

Phased Project:

RIDLEY PARK DOWNTOWN REVITALIZATION

Summary Project Information:

Priority Level: MEDIUM

Project Benefits: Direct Benefit
 Ridley Park Borough

As Ridley Township surrounds Ridley Park Borough on the north, west and south sides of the Borough, residents of Ridley Township may be patrons of The Shops at Ridley Park.

Project Goals: This project meets the critical element of Economic Development of downtown areas from the Delaware County Renaissance Program guidelines.

It also meets Renaissance Planning Area 3's Goal A, to "build a high quality sustainable economic environment that would serve the industry and commerce of the area, including the area's workforce" and Goal G, to "make commercial areas more attractive and usable". Adjunct activities under the project are found under Goals B (Transportation) and D (Infrastructure).

Project Description: This project would involve the revitalization of the Ridley Park commercial area, located primarily on Hinckley Avenue, just east of Swarthmore Avenue. It also includes Sellers Avenue from Swarthmore Avenue to the SEPTA railroad bridge. Some of the main issues in the commercial area include:

- Need for more off-street parking as the commercial area is adjacent to a SEPTA rail station and Taylor Hospital; both of which require an large amount of park spaces for their patrons,
- Need for improved traffic flow and pedestrian crossing areas on Sellers Avenue,
- Linkages to Taylor Hospital to provide an attractive thoroughfare for hospital employees and patrons to access the commercial area, and
- Improvements to commercial facades to assist in attracting more patrons.

The project would involve the following activities:

- Designing and constructing streetscape improvements, including improving Dutton Avenue to provide better access to and from Taylor Hospital
- Assisting merchants and property owners in constructing façade improvements
- Improving and increasing parking facilities
- Conducting a study to improve traffic circulation in the commercial area and the adjacent Swarthmore Avenue

Cost Estimate:

Phase Number	Phase Name	Cost Estimate
12-1	Design and construct streetscape improvements	\$400,000 - \$600,000
12-2	Design and construct façade improvements to commercial structures	\$250,000 - \$300,000
12-3	Improve parking facilities	\$400,000 - \$600,000
12-4	Conduct traffic circulation analysis study	\$50,000 - \$60,000

Project Schedule:

Phase Number	Phase Name	Months
12-1	Design and construct streetscape improvements	18
12-2	Design and construct façade improvements to commercial structures	On-going over the 5-year period
12-3	Improve parking facilities	24
12-4	Conduct traffic circulation analysis study	12

Implementation Strategy:

Activities under this project may include:

- Streetscape improvements
 - Design and construct streetscape improvements to enhance the appearance of the commercial area and provide linkages between core business area, Taylor Hospital, SEPTA rail station, Ridley Avenue Park, the public library, and Ridley Park Borough building
 - Move overhead utility lines to underground while upgrading utility facilities, including new fiber optic lines
 - New decorative sidewalks
 - Planters boxes and/or shade trees

- o Decorative street furniture (benches, trash receptacles, bike racks, etc.)
 - o Pedestrian oriented decorative streetlights
 - o New crosswalk areas, identified with brick pavers or other means
 - o Directional Signage
 - o Enhance existing Gateway sign at Swarthmore Avenue and Hinckley Avenue
- Façade improvements
 - Study feasibility of expanding boundaries of Ridley Park Historic District to include core business area
 - Develop design guidelines for the renovation of commercial facades and the construction of new commercial structures for areas not in Ridley Park Historic District
 - Secure funding for low interest loan program for commercial façade improvements
 - Promote façade improvement program to businesses in commercial area
 - Parking improvements
 - Coordinate with Taylor Hospital regarding parking needs and potential of shared parking facilities
 - Coordinate with SEPTA regarding parking needs Develop a study of potential locations for new off-street parking lots / structures
 - Acquire land for new off-street parking lots / structures
 - Design and construct new off-street parking lots / structures
 - Traffic Study
 - Conduct study of traffic flow to and through business area, including traffic congestion on Swarthmore Avenue
 - Implement recommendations of the study

Technical assistance is available to assist in this project from the following organizations:

- Delaware County Planning Department
- Southeast Pennsylvania Transportation Authority (SEPTA)
- Pennsylvania Department of Transportation (PennDOT)

Potential sources from a number of funding mechanisms include:

- Delaware County Renaissance Program
- Communities of Opportunities (Pennsylvania Department of Community and Economic Development)

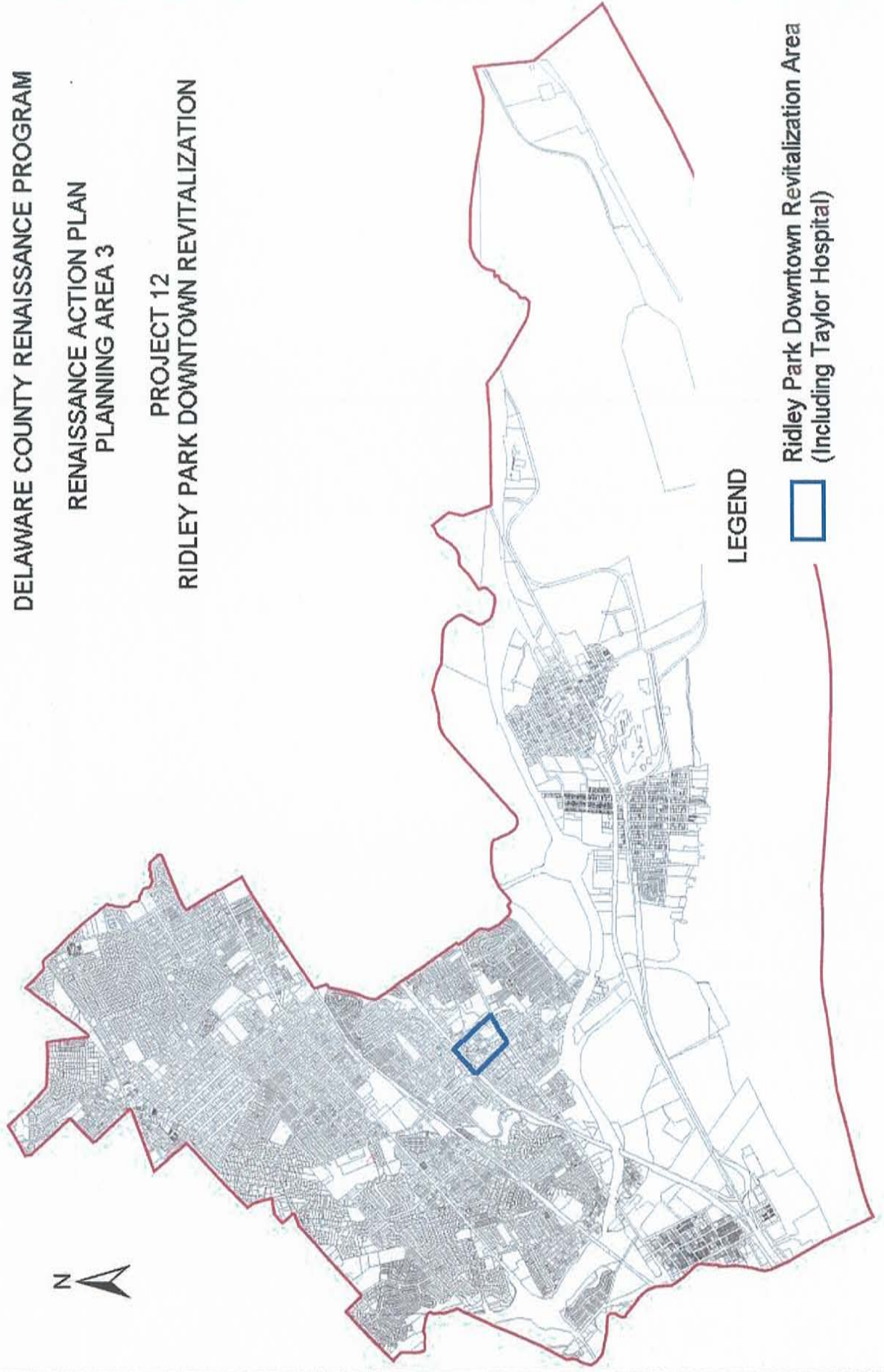
- Community Revitalization Program (Pennsylvania Department of Community and Economic Development)
- TEA-21 Enhancement Grant (US Department of Transportation)

The project qualifies for assistance under the Delaware County Renaissance Program by meeting the critical elements of the program guidelines for the revitalization of the area through Economic Development activities. Through the revitalization of the Ridley Park commercial area, the project could improve the economic climate for the businesses and property owners. A viable commercial area can attract new business ventures as well as add to the quality of life for area residents. The proposed streetscape improvements, parking lot improvements and façade improvements could enhance the appearance of the commercial area, thus attracting more patrons to the businesses.

DELAWARE COUNTY RENAISSANCE PROGRAM

RENAISSANCE ACTION PLAN
PLANNING AREA 3

PROJECT 12
RIDLEY PARK DOWNTOWN REVITALIZATION



LEGEND

- Ridley Park Downtown Revitalization Area (Including Taylor Hospital)

Project 13

Phased Project: SEWER SYSTEM REHABILITATION

Summary Project Information:

Priority Level: Low

Project Area: Area-wide

- Eddystone Borough
- Morton Borough
- Ridley Park Borough
- Ridley Township
- Rutledge Borough
- Tincicum Township

Project Summary: This project is to rehabilitate the area's sanitary sewer systems, specifically the conveyance facilities.

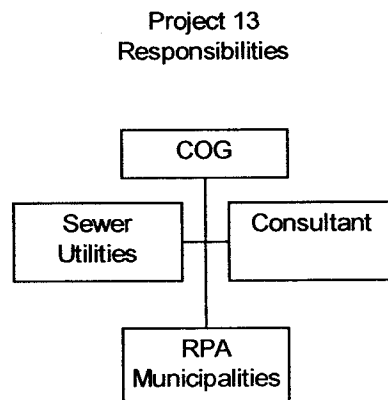
Project Description: The sanitary sewer conveyance systems (i.e. laterals, mains, and interceptor lines) are aged and in poor condition. The Infiltration and Inflow (I&I) into the system is considerable. Thus, treatment plant capacities are challenged during high water events and costs are higher as a result of treating stormwater.

Cost Estimate: \$2 million

Project Schedule:

Phase Number	Phase	Months
1	I&I Studies	12
2	I&I Rehabilitation	24

Organization Chart:



Implementation Strategy:

The COG in conjunction with the municipalities could implement this project effectively.

Primary Funding Sources:

- Delaware County Renaissance Program

- PA Local Government Capital Projects Loan Program
Provides low-interest loans for the equipment and facility needs for small local governments.
 - o Eligibility
Local governments with populations of 12,000 or less.
 - o Eligible Uses
 - Rolling stock and data processing equipment purchases or the purchase, construction, renovation or rehabilitation of municipal facilities.
 - o Where to Apply
DCED, Sharon Grau at 1-888-223-6837 or email sgrau@state.pa.us
 - o Grant Amounts
50% of the total cost of purchasing equipment up to a maximum of \$25,000 or 50% of the total cost for purchase, construction or renovation of municipal facilities up to a maximum of \$50,000.
 - o Terms
Loans are 2% and are repaid over a period not to exceed 10 years or the useful life of the equipment or facility.

- PA Community Revitalization Program (CRP)
CRP provides grant funds to support local initiatives that promote the stability of communities. The program also assists communities in achieving and maintaining social and economic diversity to ensure a productive tax base and a good quality of life.
 - o Eligibility
Local governments, municipal and redevelopment authorities and agencies, industrial development agencies, and non-profit corporations incorporated under the laws of the Commonwealth.
 - o Eligible Uses
 - Construction or rehabilitation of infrastructure, building rehabilitation, acquisition and demolition of structures, revitalization or construction of community facilities, purchase or upgrade of machinery and equipment, planning of community assets, public safety, crime

- prevention, recreation, training, and acquisition of land, buildings and right of ways.
- o Where to Apply
Customer Service Center at 1-800-379-7448 or email ra-dcedcs@state.pa.us.
- o Grant Amounts
Grants vary between \$5,000 to \$25,000

Secondary Funding Sources:

- **Community Development Block Grant (CDBG)**
The program's goal is to enable local governments to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons
 - o **Eligibility**
Local governments that are not designated by HUD as urban counties or entitlement municipalities.
 - o **Eligible Uses**
CDBG funding may be used for (not limited to): Acquisition of real property, relocation and demolition, rehabilitation of residential and nonresidential structures, construction of public facilities and improvements, such as water and sewer facilities, streets, and neighborhood centers, and the conversion of schools for eligible purposes, handicap access to public buildings, streets, curbs and sidewalks, historic preservation, planning and fair housing. In addition, CDBG funds may be used to pay for public services within certain limits, and for activities relating to energy conservation and renewable energy resources. The County can also provide assistance to profit motivated businesses to carry out economic development activities.

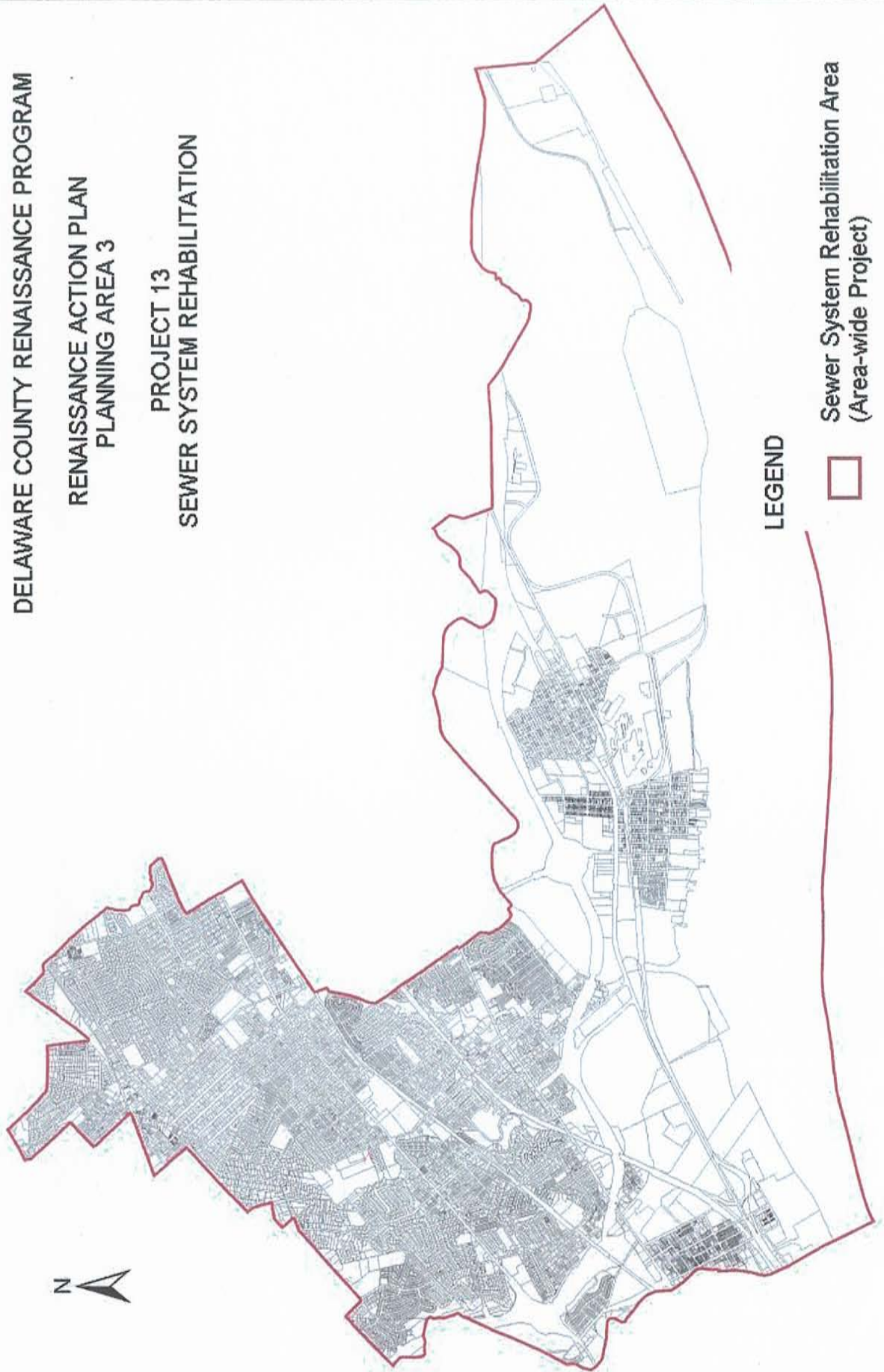
The types of activities that are generally ineligible include: buildings for the general conduct of government, political activities, certain income payments and construction of new housing.

- o **Where to Apply**
Delaware County Office of Housing and Community Development (610) 891-5425

DELAWARE COUNTY RENAISSANCE PROGRAM

RENAISSANCE ACTION PLAN
PLANNING AREA 3

PROJECT 13
SEWER SYSTEM REHABILITATION



LEGEND



Sewer System Rehabilitation Area
(Area-wide Project)

Project 14

Phased Project:

**TINICUM MAIN STREET
REVITALIZATION**

Summary Project Information:

Priority Level: HIGH

Project Benefits: Direct Benefit
 Tincicum Township

As a portion of Ridley Township extends south around Ridley Park Borough and between Eddystone Borough and Tincicum Township, residents and workers in the southern portion of Ridley Township may be patrons of Tincicum Township businesses.

Project Goals: This project meets the critical element of Economic Development of downtown areas from the Delaware County Renaissance Program guidelines.

It also meets Renaissance Planning Area 3's Goal A, to "build a high quality sustainable economic environment that would serve the industry and commerce of the area, including the area's workforce" and Goal G, to "make commercial areas more attractive and usable". Adjunct activities under the project are found under Goals B (Transportation) and D (Infrastructure).

Project Description: There are two distinctly separate commercial areas in Tincicum Township – 1) Essington area along General Printz Boulevard generally between Route 420 and Saude Avenue, and 2) Lester area along the split section of General Printz Boulevard generally between 1st Avenue and 5th Avenue. While the Essington commercial area appears to be more established, the Lester Commercial area appears to be marginal with primarily auto-related businesses, several vacancies and several underutilized properties.

It is recommended that the first step to revitalizing the downtown area would be through participation in the Pennsylvania Main Street Program. The program, which recommends the hiring of a "Main

Street Manager” to oversee and coordinate the revitalization efforts, is based upon the following strategies or approaches:

- Organization – developing the organizational structure of the board and committees that will build consensus and cooperation among the various entities in the downtown area.
- Economic Restructuring – assisting existing businesses to expand and recruiting new businesses to fill vacant storefronts
- Design – Improving physical appearance of the downtown area through streetscape improvements, parking lot improvements, façade improvements, and window displays
- Promotion – marketing the downtown area through advertising, promotional events, special events, and marketing campaigns

Through the efforts of a local “Main Street” program, the other recommended phases of the project would be implemented. These include:

- Designing and constructing streetscape improvements
- Assisting merchants and property owners in constructing façade improvements
- Improving the parking facilities
- Redeveloping the Lester commercial area
- Redeveloped scattered underutilized or vacant structures

Cost Estimate:

Phase Number	Phase Name	Cost Estimate
14-1	Participate in Pennsylvania's Main Street Program	\$300,000 - \$400,000
14-2	Prepare a market analysis and business attraction plan	\$35,000 - \$50,000
14-3	Design and construct streetscape improvements	\$1 Million - \$1.5 Million
14-4	Design and construct façade improvements to commercial structures	\$250,000 - \$300,000
14-5	Improve parking facilities	\$200,000 - \$250,000
14-6	Redevelop the Lester commercial area	\$1 Million - \$1.5 Million
14-7	Redevelop scattered underutilized or vacant structures	\$350,000 - \$500,000

Project Schedule:

Phase Number	Phase Name	Months
14-1	Participant in Pennsylvania's Main Street Program	On-going over the 5-year period
14-2	Prepare a market analysis and business attraction plan	6
14-3	Design and construct streetscape improvements	24
14-4	Design and construct façade improvements to commercial structures	On-going over the 5-year period
14-5	Improve parking facilities	24
14-6	Redevelop the Lester commercial area	On-going over the 5-year period
14-7	Redevelop scattered underutilized or vacant structures	On-going over the 5-year period

Implementation Strategy:

Activities under this project may include:

- **Main Street Program for both Essington and Lester commercial areas**
 - Determine interest from local merchants / property owners via public meetings and educational sessions on the Main Street concept
 - Determine boundaries of business district(s)
 - Conduct studies and visioning exercises required to participate as a Pennsylvania Main Street community
 - Form a local business association or other local economic development entity to assist in the revitalization of the business district(s)
 - Apply for participation as a Main Street community

- **Market Analysis / Business Attraction and Retention**
 - Conduct a market analysis to determine the appropriate mix /clustering of businesses
 - Determine and/or develop financial incentives to attract new businesses
 - Work with the Delaware County Commerce Center to attract new businesses
 - Work with Wharton School Small Business Development Center to assist in the development of new small businesses via its information and consulting services

- Work with local Chamber of Commerce in developing and presenting training sessions to assist existing businesses
- Streetscape improvements
 - Design and construct streetscape improvements to enhance the appearance of the commercial area
 - o Move overhead utility lines to underground while upgrading utility facilities, including new fiber optic lines
 - o New decorative sidewalks
 - o Planters boxes and/or shade trees
 - o Landscaping in medium strips between Powhattan Street and General Printz Blvd. and along General Printz Blvd.
 - o Decorative street furniture (benches, trash receptacles, bike racks, etc.)
 - o Pedestrian oriented decorative streetlights
 - o New crosswalk areas, identified with brick pavers or other means
 - o Directional Signage
 - o Gateway Signage, including signage on I-95 at Interchange #9 to assist directing traffic to the commercial area and to local hotels and airport long-term parking areas in or near the commercial area
- Façade improvements
 - Develop design guidelines for the renovation of commercial facades
 - Secure funding for low interest loan program for commercial façade improvements
 - Promote façade improvement program to businesses in commercial area
- Parking improvements
 - Evaluate / study existing parking on Powhattan Avenue as well as potential locations for off-street parking lots (to support local businesses, not airport long-term parking)
 - Acquire land for new off-street parking lots
 - Design and construct new off-street parking lots
- Redevelop of Lester commercial area
 - Develop plan with several alternatives for the redevelopment of the Lester commercial area
 - Secure financial resources to implement recommendations of the study and to assist businesses in redevelopment efforts

- Work with existing property owners to clean up property, include possibility of demolition of inappropriate structures or additions to structures and landscaped buffer zones between auto-related businesses and the public sidewalks
 - Acquire property to be redeveloped
 - Work with the Delaware County Commerce Center to attract new businesses
 - Work with Wharton School Small Business Development Center to assist in the development of new small businesses
- Reuse / Redevelopment of Certain Structures
- Inventory underutilized or vacant structures
 - Develop plan with several alternatives for the reuse / redevelopment of those structures
 - Secure financial resources, including low interest loans, to assist businesses in redeveloping the properties to more appropriate uses
 - Work with the Delaware County Commerce Center to attract new businesses to those properties
 - Work with Wharton School Small Business Development Center to assist in the development of new small businesses

Technical assistance is available to assist in this project from the following organizations:

- Delaware County Planning Department
- PA Downtown Center
- Delaware County Commerce Center
- Wharton School Small Business Development Center
- Southeast Pennsylvania Transportation Authority (SEPTA)
- Pennsylvania Department of Transportation (PennDOT)

Potential sources from a number of funding mechanisms include:

- Delaware County Renaissance Program
- New Communities / Main Street Program (Pennsylvania Department of Community and Economic Development)
- Land Use Planning and Technical Assistance Program (Pennsylvania Department of Community and Economic Development)
- Community Development Block Grant Program (Delaware County Department of Housing and Community Development)
- Communities of Opportunities (Pennsylvania Department of Community and Economic Development)
- Community Revitalization Program (Pennsylvania Department of Community and Economic Development)

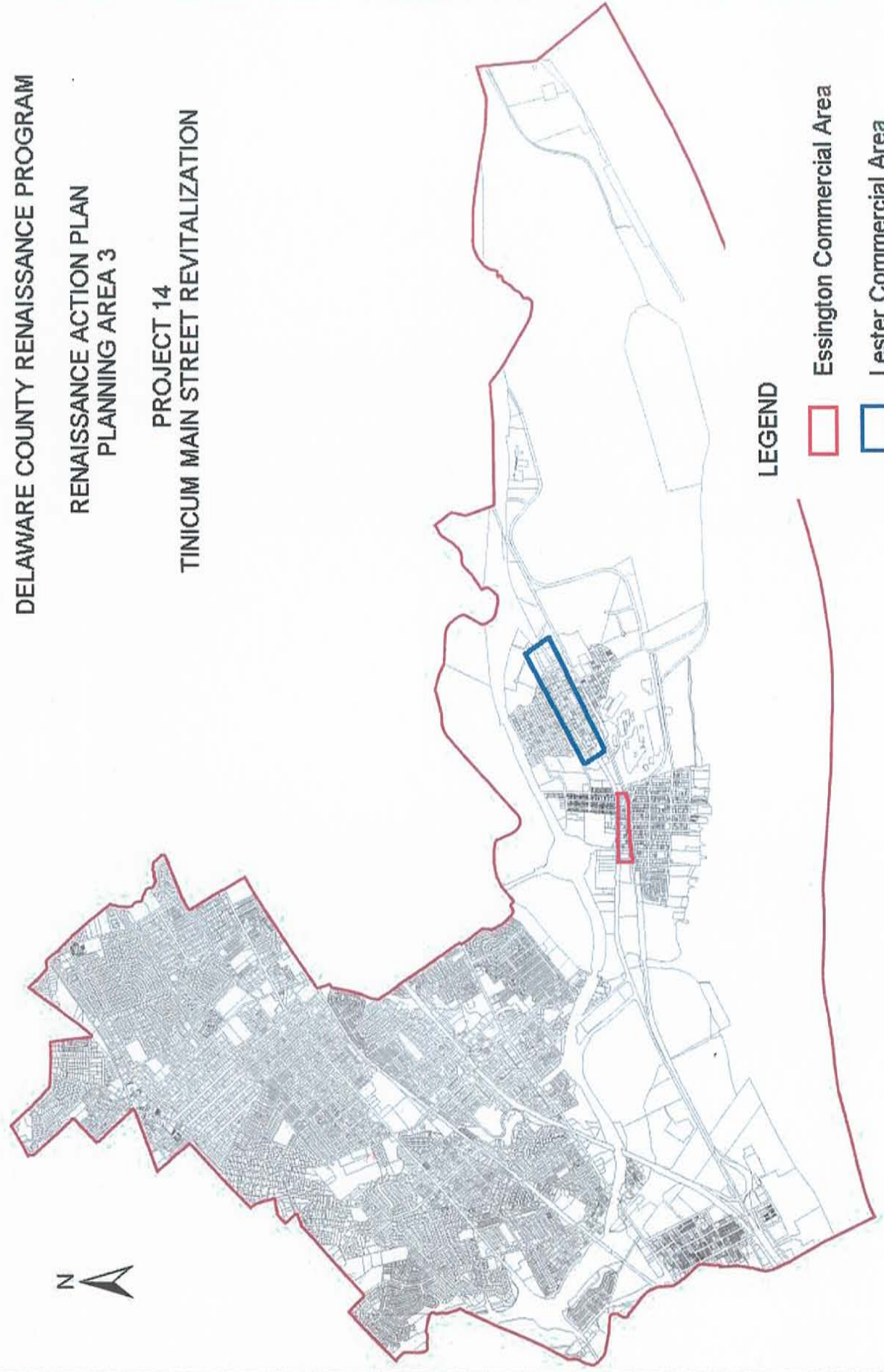
- TEA-21 Enhancement Grant (US Department of Transportation)
- Local Economic Revitalization Tax Assistance Act

The project qualifies for assistance under the Delaware County Renaissance Program by meeting the critical elements of the program guidelines for the revitalization of the area through Economic Development activities. Through the revitalization of the Essington and Lester commercial areas, the project could improve the economic climate for the businesses and property owners. Viable commercial areas can attract new business ventures as well as add to the quality of life for area residents. The proposed streetscape improvements, parking lot improvements and redevelopment of the Lester commercial area could enhance the appearance of the commercial area, thus attracting more patrons to the businesses.



DELAWARE COUNTY RENAISSANCE PROGRAM

RENAISSANCE ACTION PLAN
PLANNING AREA 3

PROJECT 14
TINICUM MAIN STREET REVITALIZATION



LEGEND

-  Essington Commercial Area
-  Lester Commercial Area

Project 15

Phased Project:

MCDADE BOULEVARD COMMERCIAL REVITALIZATION

Summary Project Information:

Priority Level: HIGH

Project Benefits: Direct Benefit
□ Ridley Township

MacDade Boulevard extends into the City of Chester to the west of Ridley Township and into Glenolden on the east. In addition, the Boroughs of Ridley Park and Prospect Park are in close proximity to MacDade Boulevard. Therefore, each of these municipalities may receive an indirect benefit from the proposed improvements to area.

Project Goals: This project meets the critical element of Economic Development of downtown areas from the Delaware County Renaissance Program guidelines.

It also meets Renaissance Planning Area 3's Goal A, to "build a high quality sustainable economic environment that would serve the industry and commerce of the area, including the area's workforce" and Goal G, to "make commercial areas more attractive and usable". Secondary activities under the project are found under Goal D (Infrastructure).

Project Description: MacDade Boulevard is a major transportation corridor stretching from Yeadon Borough on the east to the City of Chester on the west, passing through 5 municipalities in Delaware County. The longest portion of the boulevard runs through Ridley Township. The boulevard contains various types of commercial uses –

- MacDade Mall,
- strip shopping centers,
- suburban type individual properties with off-street parking lots (usually in the front of the structure), and

- older commercial strips or individual properties with the building(s) constructed on or over the front setback lines and/or with no rear off-street parking.

Given to length of the boulevard that is to be revitalized, it would be recommended that the first step to revitalizing the area would be through formation of a Business Improvement District. Through a special tax levied on property owners within a defined area, the district would generate funds to make improvements to the Business Improvement District. The formation of the district and the levying of the tax, however, would require an ordinance be adopted which would indicate the type of improvements to be made in the district, the cost of the improvements, and the amount of taxes to be levied on property owners.

Through this project and the participation in a Business Improvement District, the other recommended phases of the project would be implemented. These include:

- Designing and constructing streetscape improvements
- Assisting merchants and property owners in constructing façade and signage improvements
- Redeveloping the shopping centers in the Woodlyn area

Cost Estimate:

Phase Number	Phase Name	Cost Estimate
15-1	Develop a Business Improvement District	\$25,000 - \$30,000
15-2	Prepare a market analysis and business attraction plan	\$35,000 - \$50,000
15-3	Design and construct streetscape improvements	\$2 Million - \$4 Million
15-4	Design and construct façade and signage improvements to commercial structures	\$400,000 - \$500,000
15-5	Redevelop of existing shopping centers in the Woodlyn area	\$1 Million - \$2 Million

Project Schedule:

Phase Number	Phase Name	Months
15-1	Develop a Business Improvement District	On-going over the 5-year period
15-2	Prepare a market analysis and business attraction plan	6
15-3	Design and construct streetscape	24

	improvements	
15-4	Design and construct façade and signage improvements to commercial structures	On-going over the 5-year period
15-5	Redevelop of existing shopping centers in the Woodlyn area	36

Implementation Strategy:

- Activities under this project may include:
- **Business Improvement District**
 - Determine interest from local merchants / property owners via public meetings and educational sessions on the Business Improvement District concept
 - Determine boundaries of business district
 - Form a local economic development entity to assist in the revitalization of the corridor
 - Work with Township Solicitor in developing the legal documents to establish a Business Improvement District
 - Work with Township Tax Collector on setting up system to collect taxes from property owners

 - **Market Analysis / Business Attraction**
 - Conduct a market analysis to determine the appropriate mix /clustering of businesses
 - Determine and/or develop financial incentives to attract new businesses
 - Work with the Delaware County Commerce Center to attract new businesses
 - Work with Wharton School Small Business Development Center to assist in the development of new small businesses via its information and consulting services

 - **Streetscape Improvements**
 - Plan and development streetscape improvements to enhance the appearance of the commercial area
 - o Move overheard utility lines to underground while upgrading utility facilities, including new fiber optic lines
 - o New decorative sidewalks
 - o Planters boxes and/or shade trees
 - o Decorative street furniture (benches, trash receptacles, bike racks, etc.)
 - o Pedestrian oriented decorative streetlights
 - o New crosswalk areas, identified with brick pavers or other means
 - o Directional and Gateway Signage

- Incorporate proposed improvements to the Exit ramp from I-476 North (See Project 17 of this document)
- Façade improvements / Signage Improvements
 - Develop design guidelines for the renovation of existing commercial facades and the construction of new commercial structures
 - Work with Township on the review of existing signage ordinance and subdivision/land development ordinance and determine desired changes to the ordinance to incorporate the design guidelines
 - Secure funding for low interest loan program for commercial façade improvements, including new signage
 - Promote façade improvement program to businesses in commercial area
- Redevelopment of existing strip shopping centers
 - Coordinate with owners of strip shopping centers on the potential for the redevelopment of the centers
 - Develop plan with several alternatives for the redevelopment redesign of the strip shopping centers, giving each its own distinct look
 - Incorporate into the redevelopment plan, the redesign of the existing strip shopping center parking lot, including landscaping along ends of lanes and between parking lot and public sidewalk/street
 - Secure financial resources to implement recommendations of the study
 - Work with the Delaware County Commerce Center to attract new businesses to the strip shopping centers
 - Work with Wharton School Small Business Development Center to assist in the development of new small businesses via its information and consulting services

Technical assistance is available to assist in this project from the following organizations:

- Delaware County Planning Department
- Pennsylvania Department of Community and Economic Development
- Delaware County Commerce Center
- Wharton School Small Business Development Center
- Southeast Pennsylvania Transportation Authority (SEPTA)
- Pennsylvania Department of Transportation (PennDOT)

Potential sources from a number of funding mechanisms include:

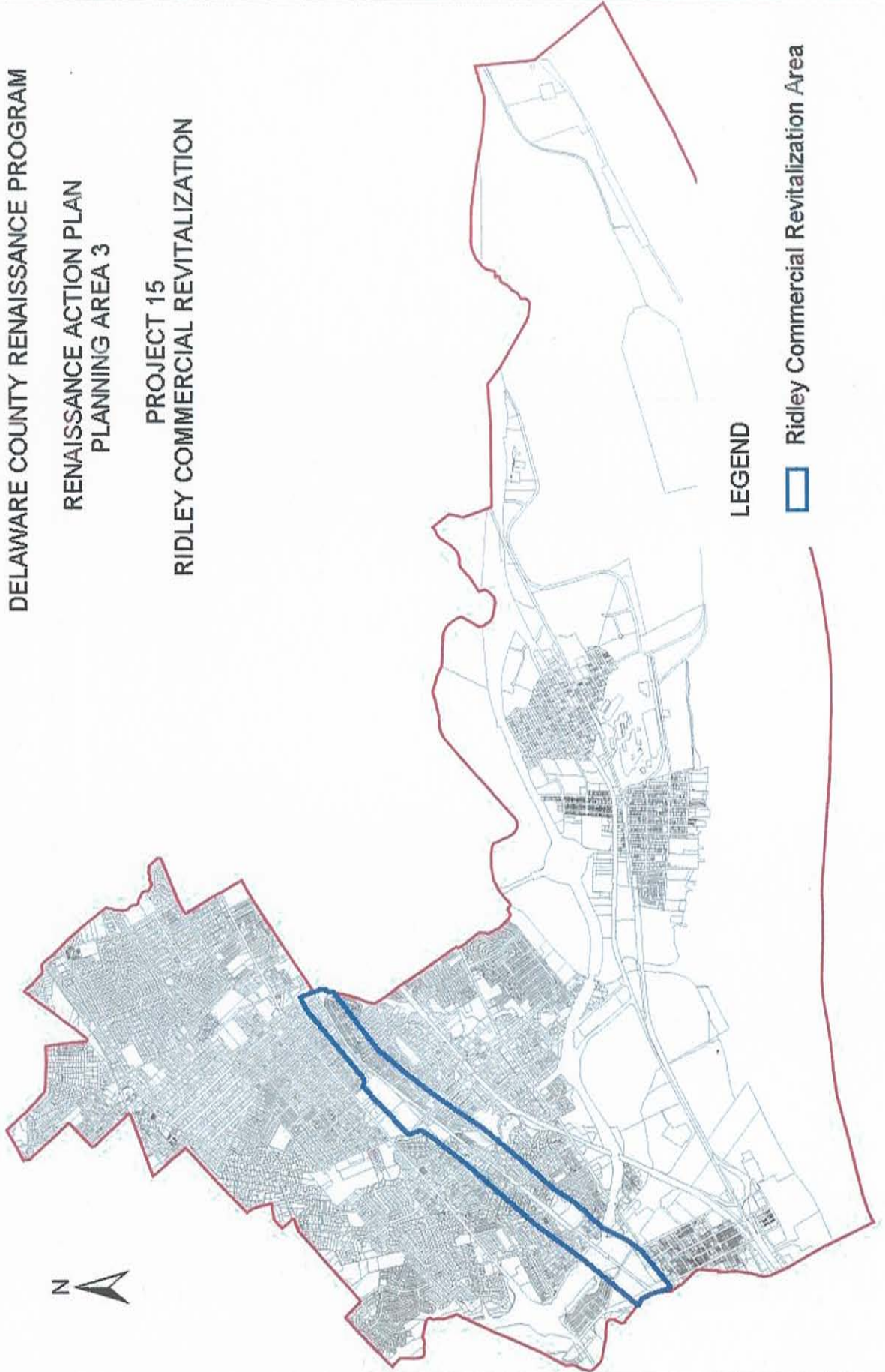
- Delaware County Renaissance Program
- Land Use Planning and Technical Assistance Program (Pennsylvania Department of Community and Economic Development)
- Community Development Block Grant Program (Delaware County Department of Housing and Community Development)
- Communities of Opportunities (Pennsylvania Department of Community and Economic Development)
- Community Revitalization Program (Pennsylvania Department of Community and Economic Development)
- TEA-21 Enhancement Grant (US Department of Transportation)
- Local Economic Revitalization Tax Assistance Act

The project qualifies for assistance under the Delaware County Renaissance Program by meeting the critical elements of the program guidelines for the revitalization of the area through Economic Development activities. Through the revitalization of MacDade Boulevard, the project could improve the economic climate for the businesses and property owners. A viable commercial area can attract new business ventures as well as add to the quality of life for area residents. The proposed streetscape improvements, the redevelopment of the shopping centers in the Woodlyn area, and improvements to business facades and signage could enhance the appearance of the commercial area, thus attracting more patrons to the businesses.


DELAWARE COUNTY RENAISSANCE PROGRAM

RENAISSANCE ACTION PLAN
PLANNING AREA 3

PROJECT 15
RIDLEY COMMERCIAL REVITALIZATION



LEGEND

 Ridley Commercial Revitalization Area

Project 16

Phased Project:

HOUSING REHABILITATION

Summary Project Information:

Priority Level: MEDIUM

Project Benefits: Direct Benefit

- Eddystone Borough
- Morton Borough
- Ridley Park Borough
- Rutledge Borough
- Ridley Township
- Tincum Township

Project Goals: This project meets the critical element of Housing from the Delaware County Renaissance Program guidelines.

It also meets Renaissance Planning Area 3's Goal C, to "Provide for a wide variety of high quality housing options in the area".

Project Description: This project may include the improving the quality of the housing stock in Renaissance Planning Area 3's municipalities. Approximately two-thirds of the housing stock in Rutledge Borough was built prior to World War II while approximately one-third of the housing stock in Eddystone Borough, Ridley Park Borough, and Tincum Township were built prior to World War II. As a result, the housing stock has been reported by the Task Force to be in need of upgrading and rehabilitation. Other issues raised were the condition of older multi-family apartments complexes and the conversion of single family dwellings to multi-family.

This project addresses the issues of housing quality by:

- Reviewing the local ordinances and regulations pertaining to conversions of structures and making changes that would limit

conversions to multi-family uses without violating the Fair Housing Act.

- Increasing code enforcement to address substandard conditions of housing stock
- Rehabilitating the existing single-family dwellings, multi-family housing complexes and existing vacant housing units

Cost Estimate:

Phase Number	Phase Name	Cost Estimate
16-1	Review local ordinance and regulations pertaining to conversion of housing uses	\$500 - \$1,500
16-2	Increase code enforcement of substandard housing and/or other code violations	\$25,000 - \$50,000
16-3	Rehabilitation of single-family owner-occupied housing units	\$300,000 - \$400,000
16-4	Rehabilitation of existing multi-family apartment complexes and other rental properties, including single family dwellings	\$500,000 - \$750,000
16-5	Rehabilitation of vacant housing	\$300,000 - \$500,000

Project Schedule:

Phase Number	Phase Name	Months
16-1	Review local ordinance and regulations pertaining to conversion of housing uses	6
16-2	Increase code enforcement of substandard housing and/or other code violations	On-going over the 5-year period
16-3	Rehabilitation of single-family owner-occupied housing units	On-going over the 5-year period
16-4	Rehabilitation of existing multi-family apartment complexes and other rental properties, including single family dwellings	On-going over the 5-year period
16-5	Rehabilitation of vacant housing	On-going over the 5-year period

**Implementation
Strategy:**

Activities under this project may include:

- Limit conversion of single-family dwellings to multi-family dwellings
 - Review local codes to determine if codes can be changed to discourage conversions without violating Fair Housing Act regulations
 - Promote the County's first-time homebuyers program to encourage the sale of the homes to families rather than investors
- Increase code enforcement of substandard housing and/or other code violations
 - Increase municipal code enforcement staffing.
 - Enforce property maintenance codes and impose fines as needed for non-compliance
- Housing Rehabilitation of existing owner-occupied single-family dwellings
 - Residential façade improvement program
 - Housing Rehabilitation for low and moderate income households through the County's housing programs
 - Institute low interest housing rehabilitation loans for middle income households
 - Institute a home maintenance education program
 - Flood hazard abatement, as needed
- Rehabilitation of existing multi-family apartment complexes and other rental properties, including single-family dwellings
 - Landlord registration
 - Rehabilitation loan program via Delaware County's HOME Program
- Rehabilitation of existing vacant housing
 - Develop a community housing development corporation to work on housing redevelopment/rehabilitation issues
 - Identify vacant housing units
 - Identify and secure financial resources for the rehabilitation of vacant housing
 - Acquire vacant housing units
 - Rehabilitate vacant housing units
 - Work with County to sell rehabilitated housing units via first time homebuyers program

Technical assistance is available to assist in this project from the following organizations:

- Delaware County Department of Housing and Community Development
- Habitat for Humanity

Potential sources from a number of funding mechanisms include:

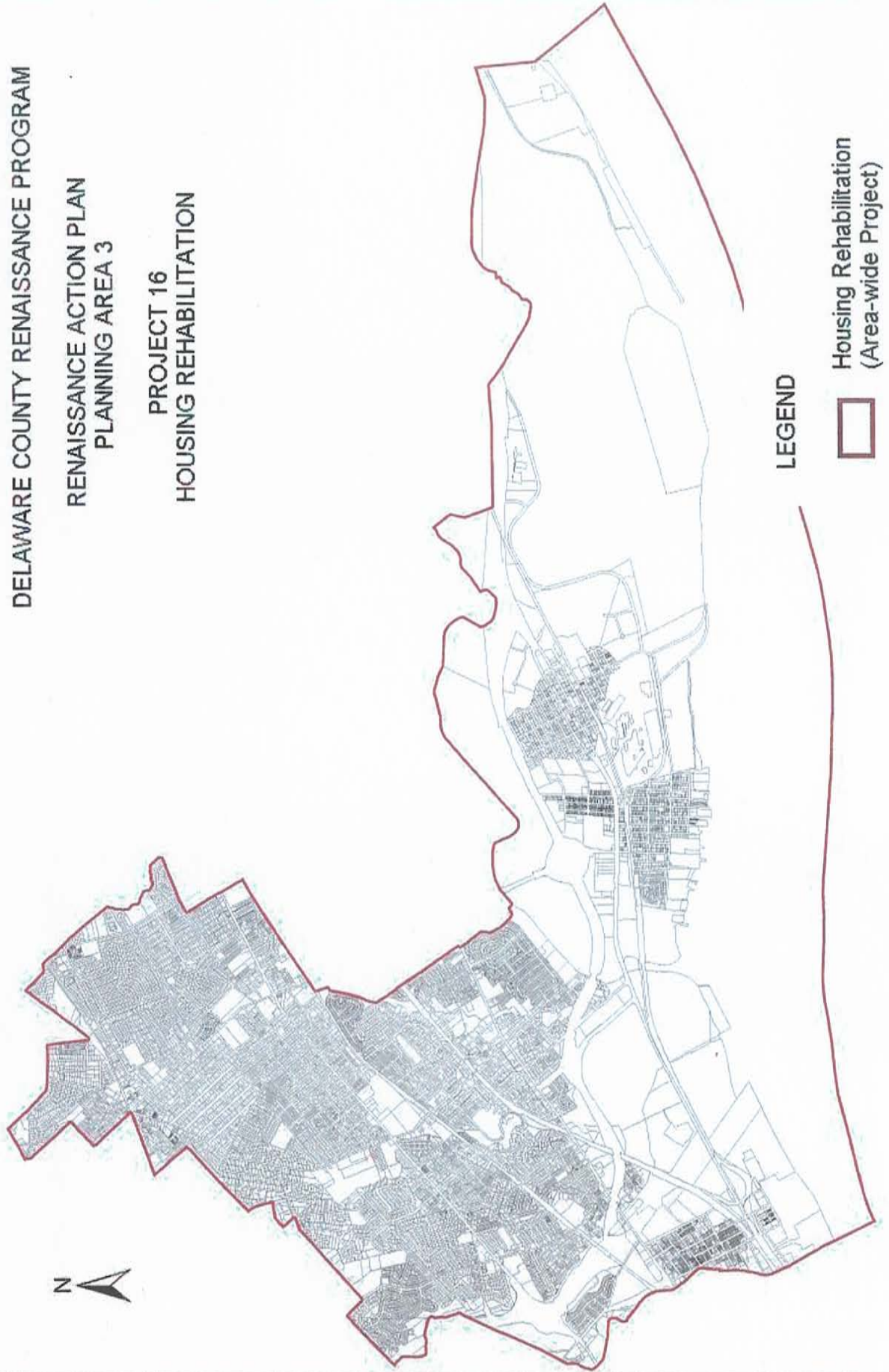
- Delaware County Renaissance Program
- Community Development Block Grant Program (Delaware County Department of Housing and Community Development)
- HOME Program (Delaware County Department of Housing and Community Development)
- Communities of Opportunities (Pennsylvania Department of Community and Economic Development)
- Inner-City Ventures Fund (National Trust for Historical Preservation)

The project qualifies for assistance under the Delaware County Renaissance Program by meeting the critical element of the program guidelines for the revitalization of the area through Housing activities. Improving the quality of housing could assist in attracting new residents to the area by enhancing the appearance of the communities.

DELAWARE COUNTY RENAISSANCE PROGRAM

RENAISSANCE ACTION PLAN
PLANNING AREA 3

PROJECT 16
HOUSING REHABILITATION



LEGEND

-  Housing Rehabilitation (Area-wide Project)

Project 17

**Individual Project: TRANSPORTATION FACILITIES
 REDEVELOPMENT**

Summary Project Information:

Priority Level: Low

Project Area: Ridley Township

Project Summary: This project relocates and reconstructs the I-476 off-ramp (north-bound) which exits on to McDade Boulevard.

Project Description: The project will relocate the off-ramp to the northern side of McDade Boulevard. Ridley Township has completed the Final Engineering for the project and it is currently listed in the PennDOT 12 Year Program for construction.

Cost Estimate: \$3 million

Project Schedule:

Project	Months
Construction	18

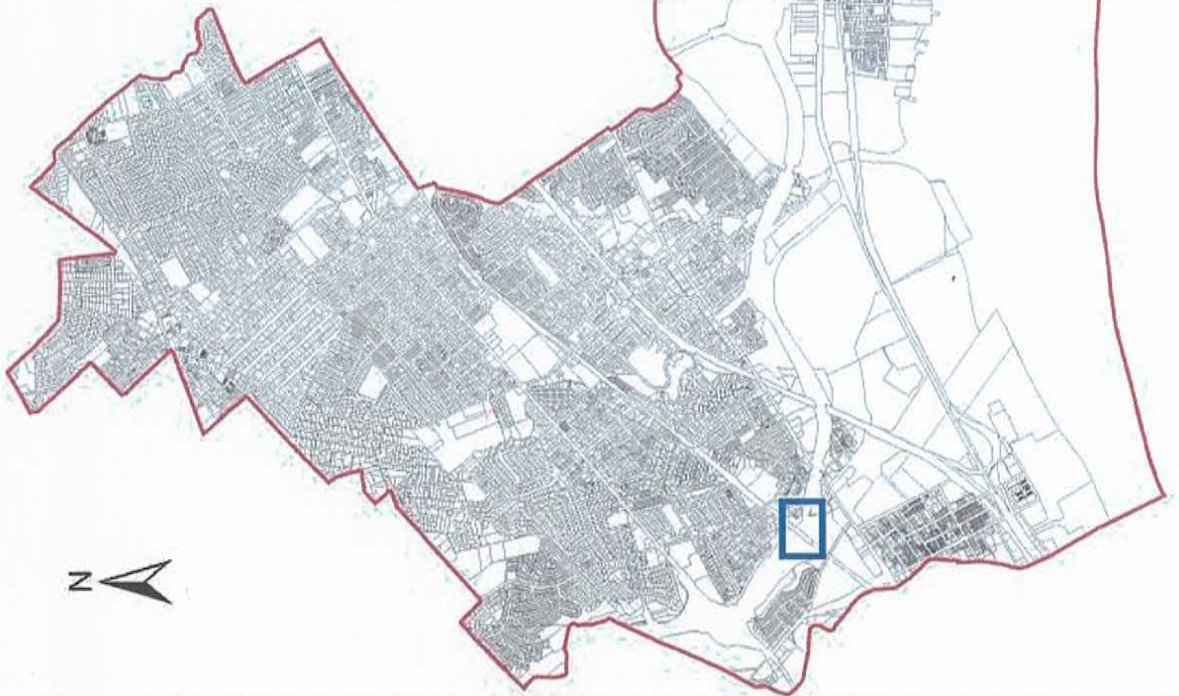
Implementation Strategy:

 Pennsylvania State Department of Transportation to contract for construction.

DELAWARE COUNTY RENAISSANCE PROGRAM

RENAISSANCE ACTION PLAN
PLANNING AREA 3

PROJECT 17
TRANSPORTATION FACILITIES REDEVELOPMENT



LEGEND

-  I-476 North Off-Ramp at MacDade Boulevard