

# Overview

## Preparing the Infrastructure to Support Brownfields Economic Development



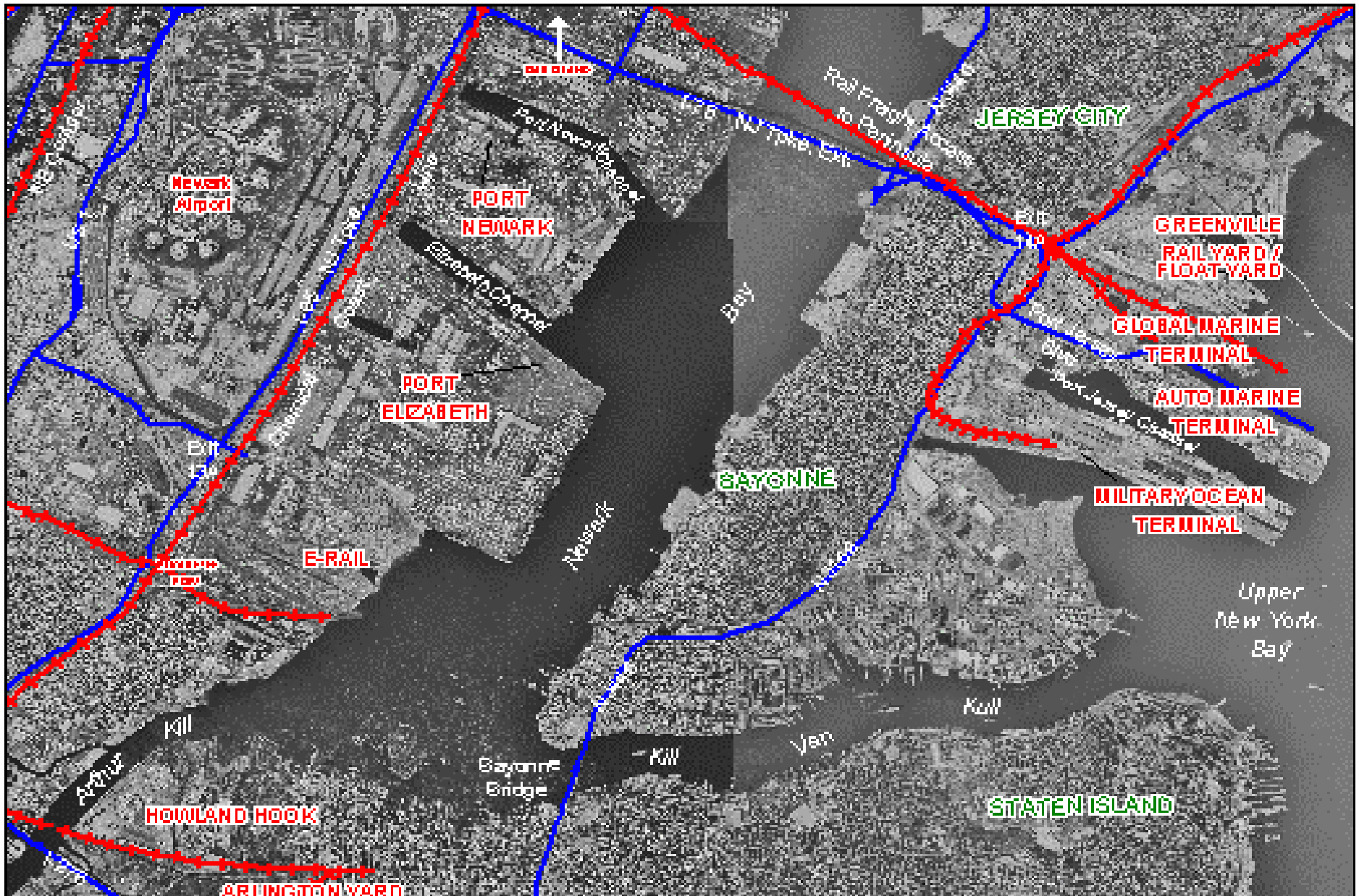
# Background

- **Increased cargo traffic in the NY/NJ ports**
- **Doubling of TEUs within next ten years**
- **Projected growth of new port-related jobs**
- **Need for landside freight support services**
- **Redirection of growth from “greenfields” to Brownfields**



AERIAL VIEW of KEY NJ MARITIME and INTERMODAL FACILITIES in the NY/NJ PORT DISTRICT

- Truck Freight Route
- +— Rail Freight Line



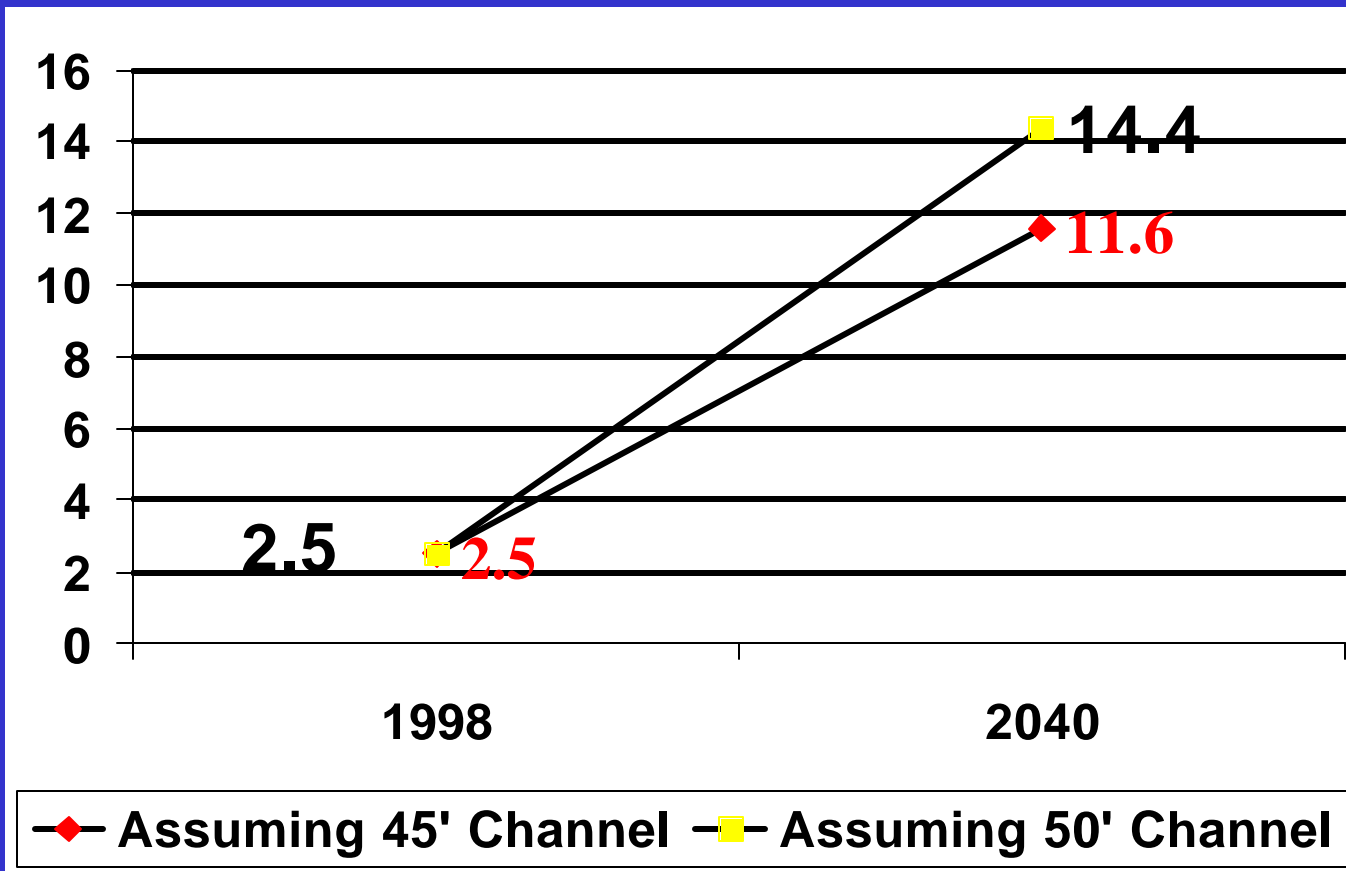
# Project Approach

Facilitate the redevelopment of abandoned industrial brownfield sites by freight related businesses that are participating in the dramatic growth in trade through the port, airport, and rail terminals in northern New Jersey.



# FORECAST

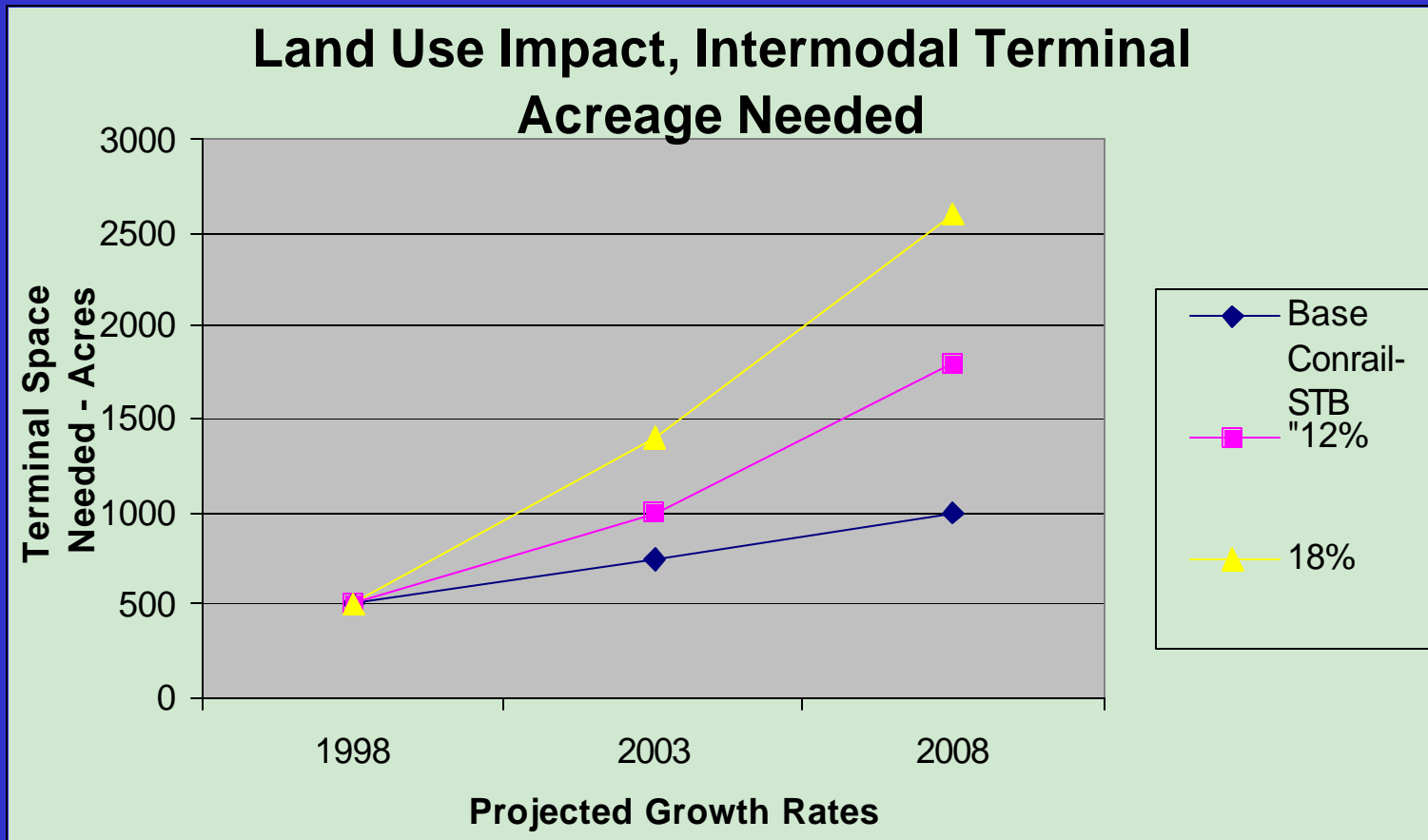
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Source: PANY&NJ



# FORECAST



Source: Jim Blaze, ZETA - TECH Assoc.



# FORECAST

**Currently, PONY/NJ provides employment for 165,000 industrial workers**

**Jobs range from limited-skill warehouse jobs to supply-chain managers**

**Potential to create as much as 40% as many jobs in New Jersey as created during the 1990s.**



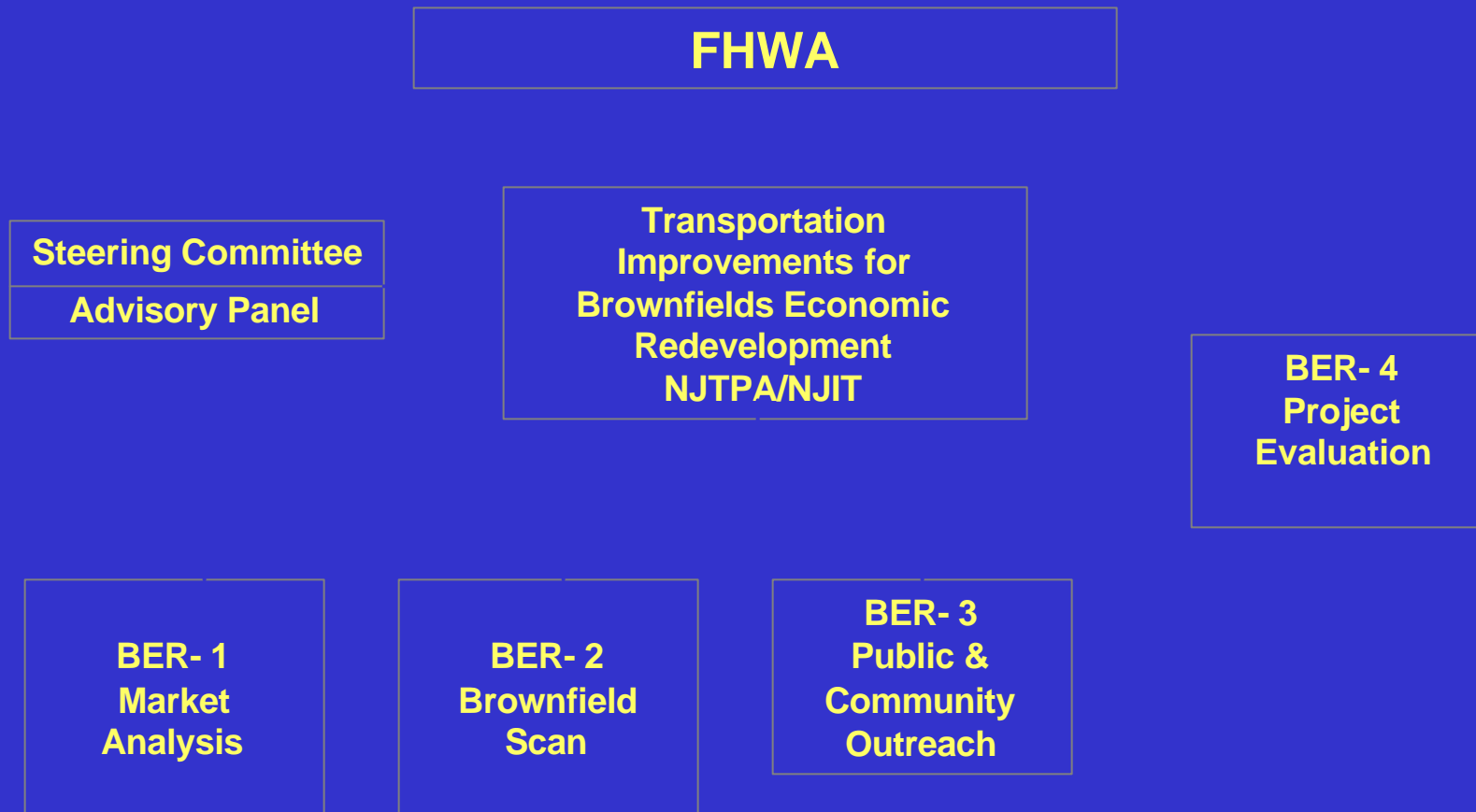
# Major Partners

- **Funding provided by Federal Highway Authority (FHWA)**
- **North Jersey Transportation Planning Authority (NJTPA)**
- **New Jersey Institute of Technology (NJIT)**
- **Steering Committee**
- **Advisory Committee**





# Project Organization



# Consultants

Environmental Scan  
Community Outreach  
Market Analysis  
Project Evaluation



- BEM Systems, Inc.
- McLaren/Hart, Inc.
- Moffait & Nichol
- Muller, Bohlin & Associates, Inc.

# Project Overview

**Establish a regional-level planning effort to facilitate the utilization of Brownfield sites by freight related businesses during the dramatic trade growth in northern New Jersey.**



# Project Overview

The project team will:

- Conduct a market analysis,
- Compile promising brownfield sites, and
- Perform outreach to communities to assist planners with addressing transportation access and effectively market sites.



# Project Overview

The results will:

- Provide new employment opportunities,
- Avert sprawl,
- Reduce truck volume on regional roads,  
and
- Safeguard the environment.



# Main Tasks (Phase I)

- **Market Analysis**
- **Environmental Scan/Brownfields Inventory**
- **Public/Community Outreach**
- **Evaluation of Project**

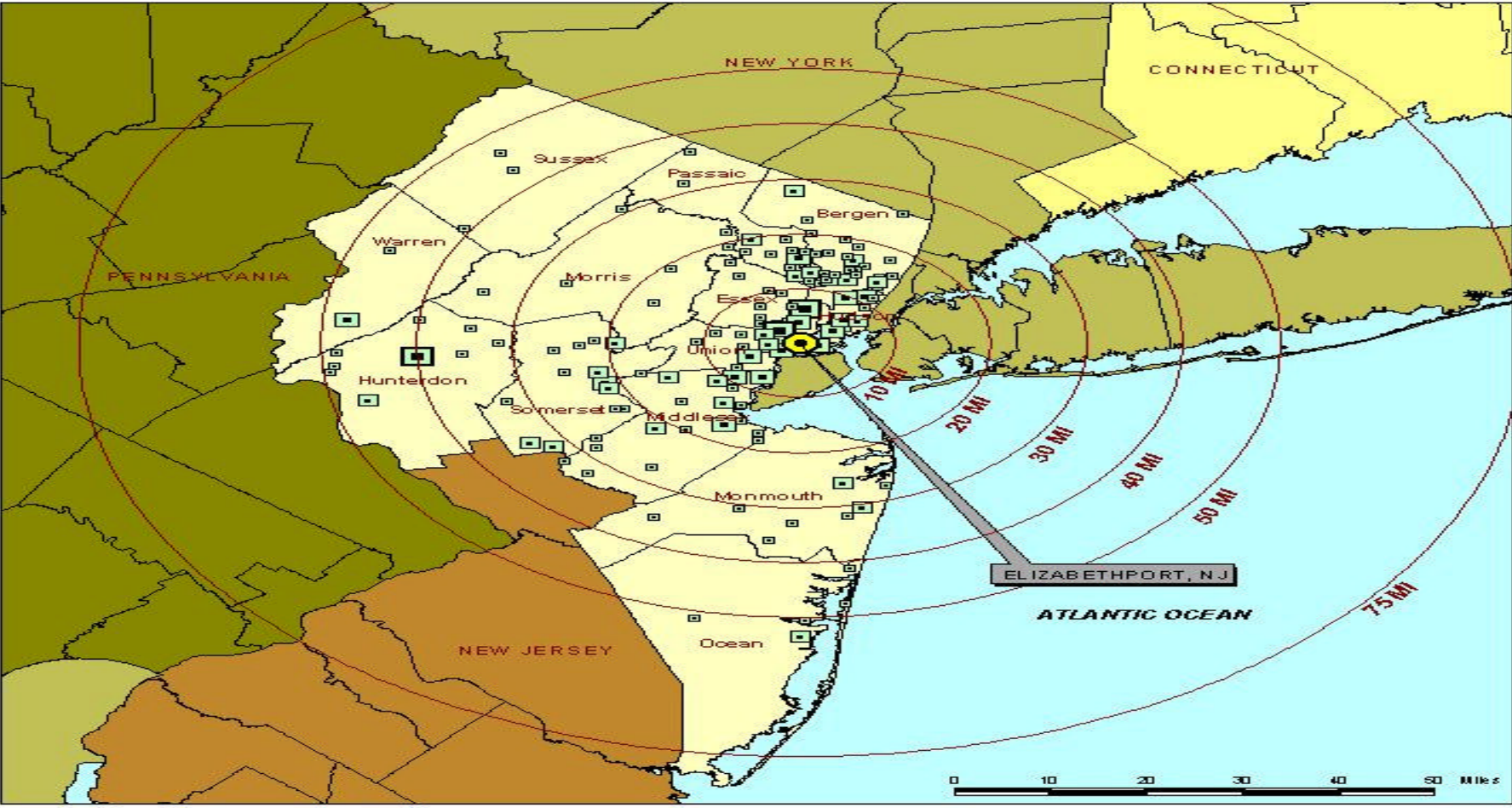


## Main Tasks (Phase II)

- **Transportation needs/issues related to freight development**
- **Public Outreach for selected study sites**
- **Final Report**



**Location of Warehouses**



Radius	Total Warehouse in Sq. Ft.	Percent Coverage
10 MI	4,283,375	40.65%
20 MI	7,568,165	71.82%
30 MI	8,645,574	82.04%
40 MI	9,801,819	93.50%
50 MI	10,379,942	98.50%
75 MI	10,537,612	100.00%

- Warehouse (in Sq.Ft.)
- 26280 to 52560
  - 52560 to 157670
  - 157670 to 315340
  - 315340 to 525570
  - NJTPA Counties

**NOTE**  
 Warehouse indicators are at centroid of Zipcode



## Brownfield Sites & Warehouses within 10 Mile Radius



Warehouse (Sq.Ft.) within 10 Mile Radius

- 26280 - 78840
- 78840 - 210230
- 210230 - 315340
- 315340 - 525570

▲ Brownfield Site within 10 Mile Radius

- US Route
- Railroad Tracks
- NJ Interstate
- Local Roads

**NOTE**

Warehouse indicators are at centroid of Zipcode

# Environmental Scan/Brownfields Inventory

- Define attributes of a Brownfields
- Locate existing databases
- Augment database attributes
- Creation of a new database incorporating old and newly gathered information
- Screen sites to manageable level for Phase 2



# Sources of Information

- Focus on 13 counties within NJTPA
- Brownfield List (NJOSP)
- Known Contaminated Site List (NJDEP)
- EPA Pilots
- Economic Development Corporations
- Rutgers' University MapGarden (DCA)



# Screening Site Inventory

- **Culling of sites using data field descriptors**
- **Screening criteria generated from market analysis**
- **Multiple level screening/refining of criteria**



# Site Criteria Considerations

- **Warehouse Clusters**
- **Property size**
- **Distance to ramp entrance/Rail and Truck Corridors**
- **Availability of Support Services/Network**
- **Availability of workers**
- **Availability of utilities**
- **Distance to Mass Transit (Bus, Rail)**
- **Population Growth Areas**
- **Consistency with local plans**



# Site Criteria Considerations

- **Distance to Schools**
- **Hospitals**
- **Churches**
- **Parks, Playgrounds, Community Centers**
- **Libraries, Public Buildings**
- **Primary Shopping Areas**
- **Routing through residential areas**



# General & Environmental

## Positive

- Regional GW Contamination
- Flight path noise
- EDZ's
- Fire & Emergency
- Industrial zones
- Blighted/Crime as target area for improvement
- Unemployment

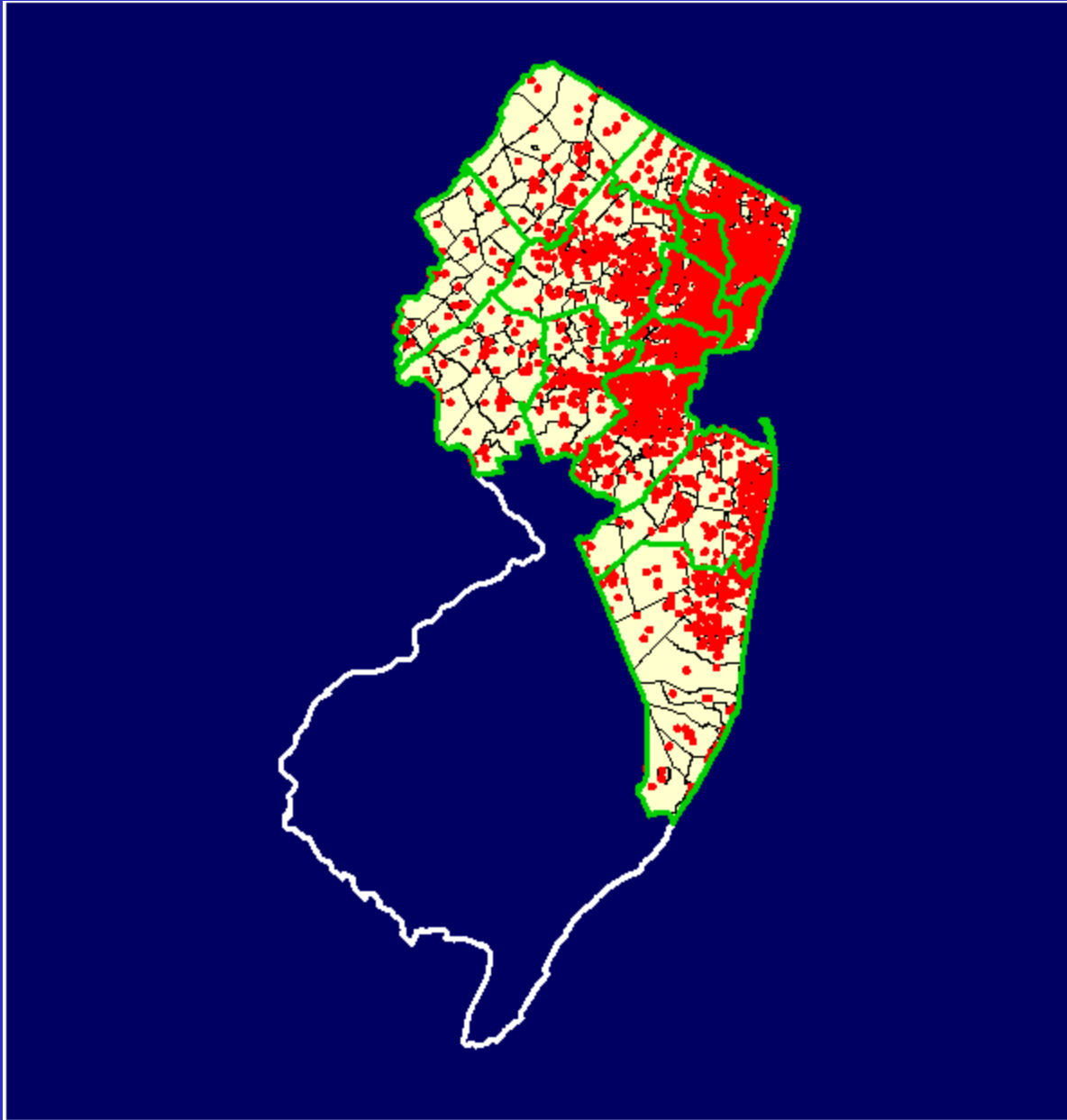
## Negative

- Current Superfund sites - Environmental Justice concerns
- Air Pollution Trends
- Also current waste related activity, RCRA TSDs & SW transfer
- Flood Plains
- “Gold” areas



# GIS Mapping

- Brownfield





# Environmental Scan - Deliverables

- **GIS**
  - *Arc/Info, ArcView (ESRI)*
- **Database**
  - *Access compatible*
- **Phase I Report**
- **Input for MapGarden**
  - *Coordination with Rutgers University*
- **Identification of Phase II Sites**



# Contact Points

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