
Chester Waterfront Development FAQs – Project and Environmental Overview

□ What is the project?

The Buccini/Pollin Group, Inc. (“BPG”) is redeveloping a 70 AC waterfront parcel along the Delaware River in Chester, Pennsylvania. BPG’s vision is to create a vibrant live, work and play destination. Already the site of recent infrastructure, office and casino development, the Chester waterfront is experiencing a radical transformation from its industrial past into a strong regional magnet for private investment, job growth and expanded leisure activities.

The \$500 million mixed-use development builds on the momentum of a recent announcement by Major League Soccer that Philadelphia has been awarded the league’s 16th franchise. The new team will move into a state-of-the-art 18,500-seat waterfront stadium and entertainment complex adjacent to the commercial and residential elements of the master plan. Current plans for the project include the development of office, retail and residential elements to complement the stadium and the restored Wharf at Rivertown office building. Future development could include an exposition center, additional entertainment facilities as well as a marina to capitalize on the project’s riverfront location.

□ Who is the developer?

The Buccini/Pollin Group (“BPG”) is a full service real estate development, acquisition, and management company. BPG has approximately 1,000 employees across offices in Wilmington, DE; Washington, DC; Conshohocken, PA; and New York, NY. For each property in its portfolio, BPG oversees all aspects related to financing, construction, leasing, and operations. BPG has acquired and developed over 6 million square feet of office, industrial, residential and retail (64 buildings), 3,200 hotel rooms (17 hotels) and 1,200 covered parking spaces. In Chester, BPG completed the restoration of the Wharf at Rivertown, leased the former power plant and is now responsible for the overall development of the master plan as well as project management related to site preparation for the stadium. In addition, the firm’s principals are investors in the soccer franchise. For more information about BPG, please visit www.bpggroup.net.

Keystone Sports and Entertainment, LLC, (“KSE”) is the Major League Soccer Philadelphia 2010 ownership group. It is comprised of Chairman and Chief Executive Officer of iStar Financial Jay Sugarman; CEO and Operating Partner Nick Sakiewicz; Christopher and Robert Buccini and David Pollin, founding partners of The Buccini/Pollin Group; Swarthmore Group Chairman James Nevels; and Philadelphia attorney William Doran. KSE will lease the facility from the County stadium authority, operate the soccer franchise and manage the stadium.

For more information about MLS Philadelphia 2010, visit www.mlsphilly2010.com.

□ **Who will build the stadium?**

T.N. Ward is a general contractor and construction manager working primarily in Pennsylvania, New Jersey, and Delaware. The Ardmore, PA-based company's mission is to satisfy its client's objectives by meeting both budget and schedule, solving problems, and maintaining the highest quality of workmanship. For the last 85 years T.N. Ward Company has excelled in managing the construction of large and complex projects. During the last ten years alone it has built numerous educational, healthcare, housing and casino projects ranging in size from just \$10,000 to over \$100,000,000. T.N. Ward's credentials and track record of outstanding local projects include Harrah's Chester Casino and Racetrack. Additional information may be found at www.tnward.com.

□ **Who will manage the environmental remediation?**

Weston Solutions, Inc. ("Weston") will manage the environmental remediation. Weston is an environmental and infrastructure services company whose corporate headquarters are located in West Chester, PA. With approximately 2000 employees and 60 offices world-wide Weston has been in the business of providing environmental related services to our clients for over 50 years. With an emphasis on sustainable solutions, Weston's services include environmental remediation, redevelopment and management and compliance. Weston has a strong performance track record and working experience going back many years with both PADEP and the USEPA.

For more information about Weston, please visit www.westonsolutions.net.

□ **What is the environmental history of the site?**

The Chester waterfront property was heavily industrialized from the late 1800s through the 1980s. It was used for coal gas and electrical energy generation, bulk petroleum storage, organic chemical production and hazardous waste storage and processing. The first developed use of the property occurred prior to 1891, with a plaster company on the current Stadium area. Historical maps show that, over the years, the property also supported an energy plant, chemical companies, chemical recycler, liquid waste treatment facility, boat club and marina, residential homes, a locomotive company, steel foundry, concrete company, petroleum company, paved parking lot and vacant land.

□ **What remediation has already taken place?**

Numerous remedial actions have taken place at the site since the mid 90's including the following:

- Above and below ground storage tank and piping removals
- Soil excavation and removals
- Surface debris removals
- Soil and asphalt capping
- Petroleum recovery and removal

- Groundwater extraction and treatment
- Slip-lining of combined sewer overflows
- Shoreline stabilization

□ **What recent environmental analysis has been done?**

Weston has recently installed over 120 soil borings, 12 temporary well points and collected over 250 soil samples for analysis of volatile organic compounds, semi-volatile organic compounds, metals, pesticides and PCBs. In addition, Weston has collected 20 groundwater samples from both existing and newly installed monitoring wells.

□ **What is the current condition of the stadium site?**

Soil and groundwater conditions at the stadium site currently meet PADEP Act 2 non-residential use standards.

□ **What is the current condition on the site of the waterfront development?**

Soil and groundwater conditions at the master plan site currently meet PADEP Act 2 non-residential use standards. There is continued operation of the existing groundwater recovery and treatment system.

□ **What additional environmental analysis remains to be done?**

There will be further evaluation of the current investigative data and the existing groundwater recovery and treatment system.

□ **What remediation is planned for the stadium site and what is the schedule?**

Planned remedial activities for the stadium site include soil removal, groundwater dewatering, treatment and discharge to DELCORA associated with construction activities and the emplacement of a soil cap over the entire stadium area. Remediation activities will be conducted during construction and are anticipated to be conducted from October 2008 through April 2010.

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- ❑ **What remediation is planned for the master plan site and what is the schedule for the master plan site remediation?**

Planned remedial activities for the master plan site include soil removal, groundwater dewatering, treatment and discharge to DELCORA associated with construction activities, soil and impervious surface capping, and the installation of vapor barriers on all installed buildings. The remedial activities will be integrated with redevelopment and as such the remediation schedule will depend on the redevelopment.

- ❑ **What precautions will be taken during remediation and earth-moving to protect the public from contaminated soils and will contaminated soils or other materials be removed from the site as part of the cleanup and if so, how will the public be protected from materials that are trucked through Chester neighborhoods?**

Both continuous work site and perimeter air monitoring will be conducted during construction and remediation activities to monitor for odors and dust. Dust and odor suppression techniques including wetting and foam will be used as appropriate, to control the spread of dust and odors during remedial activities. Excavated soil will be stockpiled on an impervious surface and covered with plastic sheeting. Contaminated materials to be removed from the site will be loaded onto trucks, tarped and secured. All trucks leaving the site will pass through a tire wash/decontamination station prior to exiting the site to remove mud, dirt and or visible contamination. Traffic control and routing will require that all trucks containing contaminated materials are directed to major roadways.