

Somerton & Bustleton Civic League Q&A

1 Red Lion Rd – Sent on 4.10.2020

General Questions

1. We request a response to questions sent February 5.

Replies to Feb 5th questions are included in this response. In addition, our March 31st presentation answers other questions received from the Bustleton and Somerton Civic Associations.

2. Request for documents reflecting details that UPS and CDC have submitted to the governments, when it comes to matters such as:

- a. **planned shifts, the timing or sequencing of operations.**
- b. **traffic/traffic movements - details of the traffic study.**
- c. **proposals for adjustments to roads and intersections.**
- d. **details of the companies' submissions to the DEP and PWD and other contacts about it.**

Most document submissions to public agencies are available on the agencies' respective websites. Traffic study details will be available after agency reviews are considered complete. Proposals for any changes required by the public agencies will be made available by those agencies. Operations schedules are yet to be determined.

3. Request for the release of the documents submitted to the DEP on Feb. 26th with his civic group.

Most document submissions to public agencies are available on their respective websites.

4. When will the DEP complete review of the permits?

A review completion date is not known at this time.

5. Was an appraisal of the property at 1 Red Lion Rd. or 10050 Sandmeyer Lane done for either CDC or UPS? If so, would that information be shared?

Property appraisals will not be shared publicly.

6. How has the city of Philadelphia supported the project?

City and state administrative personnel are reviewing traffic and storm water studies, and are engaged in various reviews and process approvals.

7. What dates has the city been given with regard to the start and duration of the project?

We anticipate to spread fill material in 2020, break ground in early 2021, and complete the building in 2022.

8. Will an area economic impact study be conducted?

We are preparing an economic impact study.

9. What will be the financial impact?

We will share the economic impact study when done. It will detail the financial impacts of the project.

10. What motivated you to decide on this site?

The site on Red Lion Road is attractive because of its proximity to a strong work force, large property size, and strategic location in the greater Philadelphia metro area.

Site Development and Construction

11. One basic consideration is timing - when will the piling up of dirt at the site end?

We anticipate starting site construction work and spreading the clean fill material later this year.

12. When will the dirt be spread over the site?

We anticipate spreading the fill material later this year.

13. When will permits be submitted for construction?

The zoning permit was submitted on April 7th. Building permits will be submitted later this year.

14. When will construction begin, and what is the planned completion date?

We anticipate to spread fill material in 2020, break ground in early 2021, and complete the building in 2022.

15. Another consideration has to do with Somerton Civic's role as a Registered Community Organization (RCO) under a City ordinance. The board will need to know whether we're preparing for a meeting about use or dimensional variances specifically or a more general discussion of a very large and very impactful project. Can you tell me whether zoning for the plans being contemplated is expected to be entirely by right or not?

We anticipate the zoning uses are by right.

16. Will you agree to a Philadelphia Civic Design Review?

The project is designed to be in compliance with the zoning code. Industrial projects do not generally implicate Civic Design Review. We will continue to share information with the civic associations, reply to civic league questions and concerns, and hold a community meeting once COVID-19 ban is lifted.

Traffic

17. Has a traffic study been completed?

The traffic study was completed in March and submitted to the Philadelphia Street Department and PennDOT for review.

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The traffic study was completed in March and submitted to the Philadelphia Street Department and PennDOT for review.

19. How soon will the results of your traffic study become available for review?

Traffic study details will be available after agency reviews are complete.

20. Has traffic volumes & movements at 7 intersections been evaluated?

Based on coordination with PennDOT and the Philadelphia Streets Department, seven of the intersections along the Red Lion Road corridor from Roosevelt Boulevard to Pine Road are included in the traffic study.

21. Do the plans contemplate widening or expanding any existing roads or intersections, or extending any existing roads, or building any new roads?

Any potential road improvements are being coordinated with the Philadelphia Streets Department and PennDOT and the project will follow their guidance.

22. Please confirm that there will be no road widening or roads added.

Any potential road improvements are being coordinated with the Philadelphia Streets Department and PennDOT and the project will follow their guidance.

23. Do the plans involve opening any routes to tractor-trailers or to other large trucks that aren't open to them now?

No, plans do not include opening new large vehicles routes.

24. Will package truck traffic move west along Red Lion and into Lower Moreland?

The majority of package delivery truck traffic is anticipated to travel to/from east on Red Lion Road. Package truck traffic will also travel to/from west on Red Lion Road and into Lower Moreland Township.

25. Will Red Lion bike lanes be affected?

There are no current plans to modify the Red Lion Road bike lanes. However, any potential road improvements are being coordinated with the Philadelphia Streets Department and PennDOT and the project will follow their guidance.

Facility Details

26. How big is the actual project going to be?

The main building is 1,004,000 square feet.

27. What is the height of the warehouse?

The actual building height will be 46 feet, significantly lower than by right zoning allowances of 60 feet.

28. Where will truck maintenance and washing take place?

Truck maintenance will be done inside the main building. Truck wash will be in a separate building.

29. Have any sound assessment studies been conducted to date?

Sound assessment studies are typically done during the design review that will be later in the process. We are aware of civic league sound concerns and will comply with industry code requirements.

30. What are the estimates on the number of vehicles coming and going into the facility? How many trucks and how many trips per day?

Estimates used for the traffic study were based on a proposed plan of 1,725 cars and 674 trucks daily.

- 31. Do the plans involve manned or unmanned aviation operating either from 1 Red Lion Road or from Northeast Airport? (One rumor has been that the runway being extended at the airport would be used by cargo aircraft in connection with plans for the 1 Red Lion property. If that rumor is false, it would be nice to put it to rest sooner rather than later.)**

Philadelphia International Airport is home to a UPS air gateway that supports end-of-runway express services like UPS Next Day Air® and UPS eFulfillment. There are no plans to establish an air hub at the Northeast Airport.

- 32. Can you guarantee UPS, or affiliated party, will never establish an air hub at NE Airport?**

Philadelphia International Airport is home to a UPS air gateway that supports end-of-runway express services like UPS Next Day Air® and UPS eFulfillment. There are no plans to establish an air hub at the Northeast Airport.

Environmental

- 33. Will you share existing environmental studies?**

Most document submissions to public agencies, including environmental studies, are available on the agencies' respective websites.

- 34. Have you conducted new environmental studies?**

New environmental studies have not been conducted to date. It is anticipated that additional environmental studies will be required.

- 35. Will the PA DEP be reexamining completed soil and groundwater studies?**

It is anticipated that PA DEP will reexamine completed soil and groundwater studies as part of their diligence in issuing NPDES permit(s).

- 36. Was the added cap soil monitored by PA DEP?**

The procedures utilized to import cap soil adhered to PA DEP Bureau of Waste Management - Management of Fill policy, document #258-2182-773.

- 37. Has the cap soil been examined and certified as "clean soil"?**

Cap soil brought on site was required to be clean fill. It was evaluated following appropriate environmental due diligence guidelines outlined in Management of Fill policy, document #258-2182-773.

- 38. Were city inspectors present on-site during the dumping of the soil cap? If so, may we review inspectors report?**

Philadelphia Water Department inspectors were present during site fill activities and completed "Stormwater Management Construction Inspection(s)" approximately every two weeks. Copies of the inspection reports are available.