

August 11, 2011

Thomas Corcoran
President
Delaware River Waterfront Corporation
121 N. Columbus Blvd
Philadelphia, Pa 19106

Re: Preliminary concerns with Master Plan for the Central Delaware

Dear Mr. Corcoran:

The purpose of this letter is to make you aware of preliminary concerns regarding the recently released "Master Plan for the Central Delaware". These comments are related to the four inter-related properties controlled by James J. Anderson. These four properties total approximately 57 acres and comprise approximately 2650 linear feet (one half mile) of waterfront. While portions of these sites are vacant, substantial portions are used today for material storage related to Mr. Anderson's primary business of heavy highway and runway construction. Other portions are used for construction staging for rebuilding I-95 and certain environmental remediation.

Since 2008, I have represented Mr. Anderson both before the City Planning Commission and City Council and currently am engaged by his legal counsel along with other development professionals to provide a detailed response to the recently released master plan by your organization.

While we find certain exciting ideas contained in that plan for land that is publicly owned by the city of Philadelphia or the Delaware River Waterfront Corporation at Penn's Landing and the Festival Pier/ former incinerator site at Spring Garden Street, we have major concerns and questions about how the plan was developed and would be implemented on the Anderson properties. This is in light of comments from your consulting team that \$65 million in public money is needed in the next six years to focus on three high priority sites (Penn's Landing, Spring Garden, Washington Avenue; and recently added on your web site, a fourth, Penn Treaty Park) Those specific aspects of those projects have not been identified nor cost estimates provided to confirm their feasibility.

Among other things and just as an example, we are concerned about having the Anderson properties put in a "development limbo" with the Berks Street site included in the Penn Treaty district and the former Cramp shipyard properties included in the far North District, the latter with a time horizon beyond the 25-year time frame of the recommended plan and outside the \$770 million dollar price tag of the project.

We strongly recommend that your board delay final approval of the master plan for submission to the City Planning Commission so that consideration can be given to a myriad of difficulties associated with the application of the master plan to the Anderson properties. While your deadline for public comment is very ambitious, we expect to provide a detailed review to you by August 26, 2011.

Sincerely,

G. Craig Schelter

cc. Alan Greenberger
Sarah Thorp