



P3

Public-Private Transportation Partnerships Board Meeting

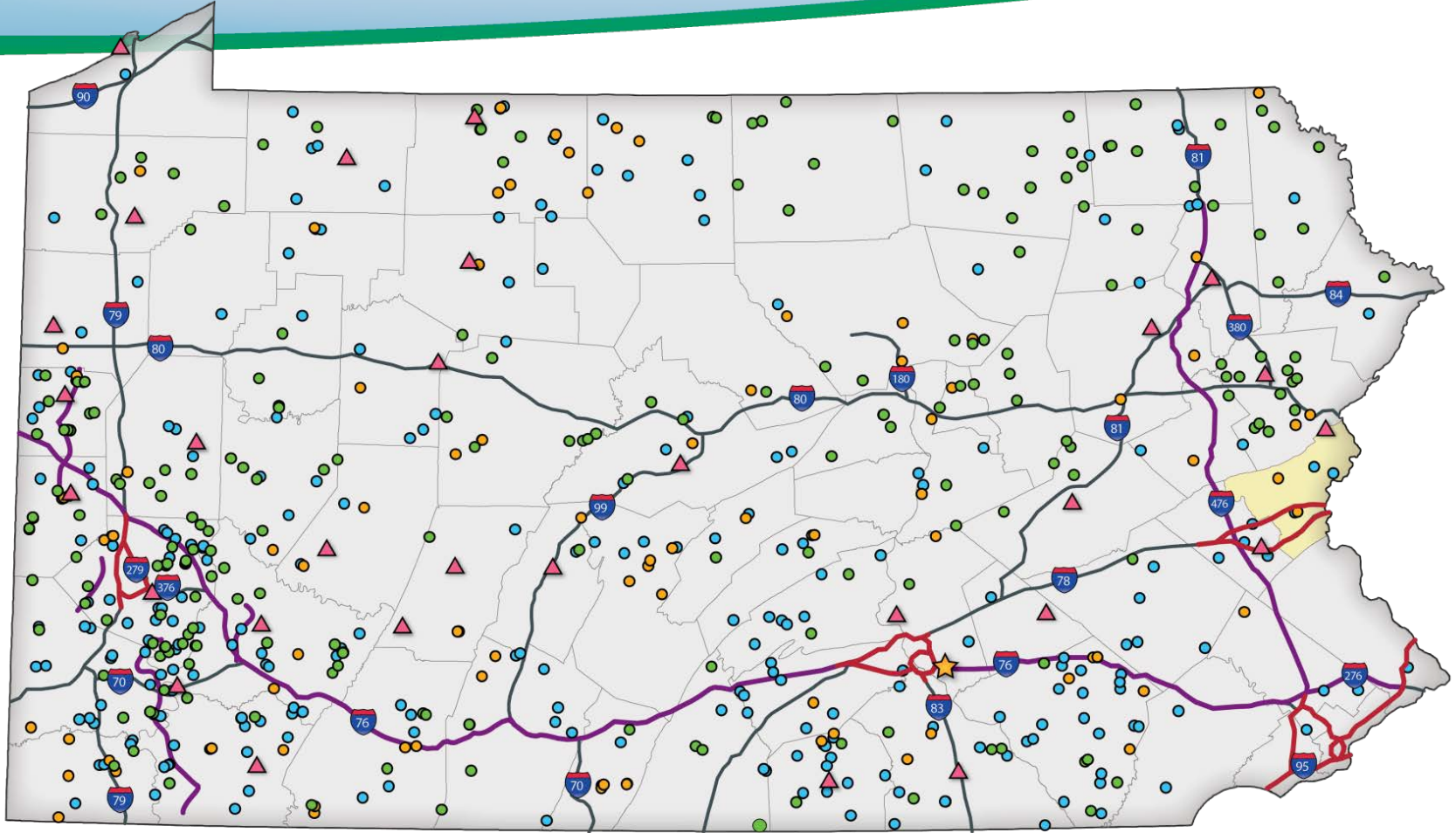
July 13, 2017

- **Call to Order**
- **Roll Call**
- **Review and Adoption: November 29, 2016
Board Meeting Minutes**
- **P3 Board Chair's Remarks**











Approved Project Updates

Projects Statewide



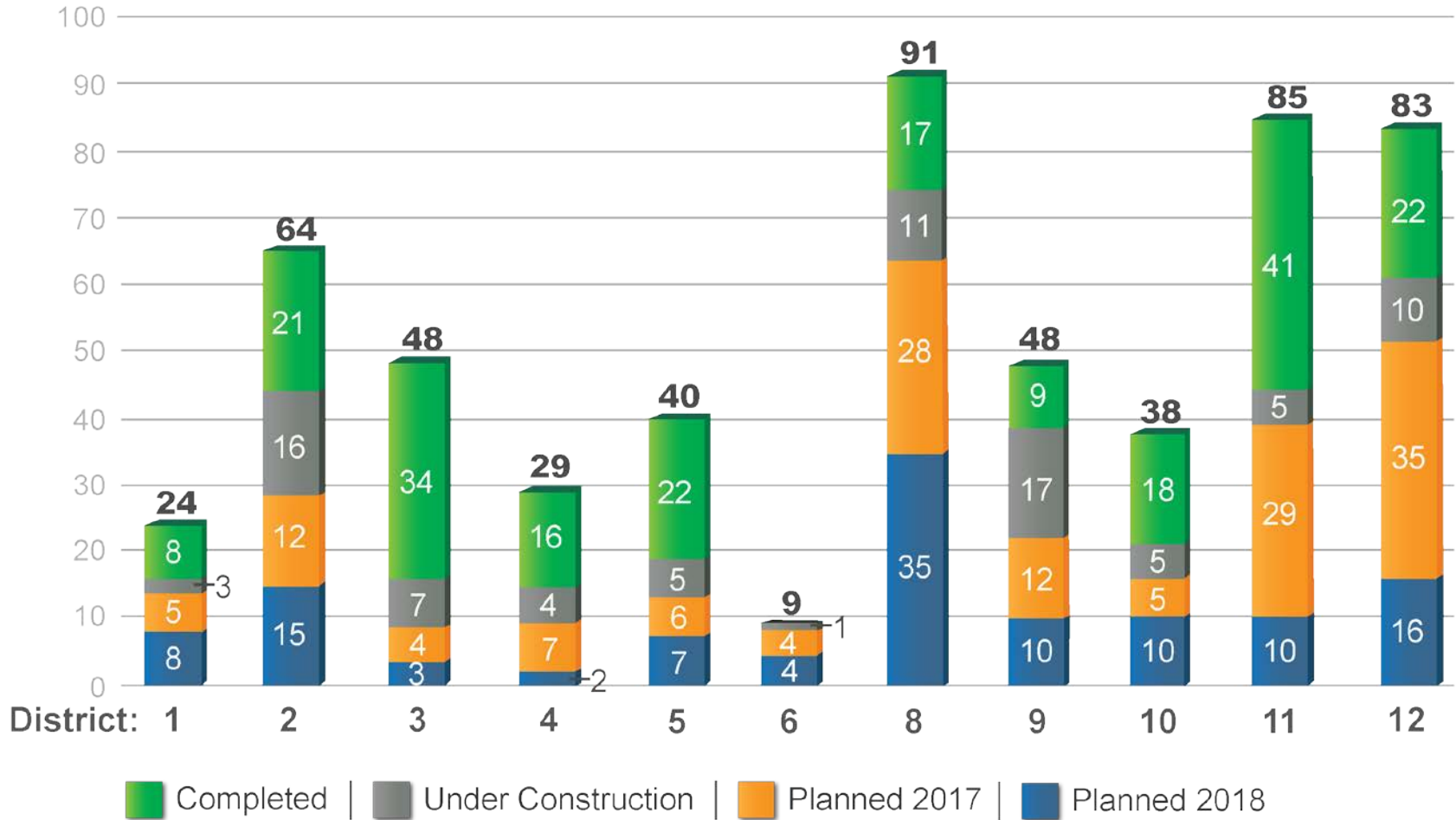
As of June 2017

- | | | |
|--|---|--|
|  CNG Stations |  PA Turnpike Fiber Optic Cable | Rapid Bridge Replacement (RBR) |
|  Keystone Corridor Middletown Station |  State Farm Service Patrol |  Under Construction |
|  Northampton County Bridge Renewal | |  Planned |
| | |  Constructed |

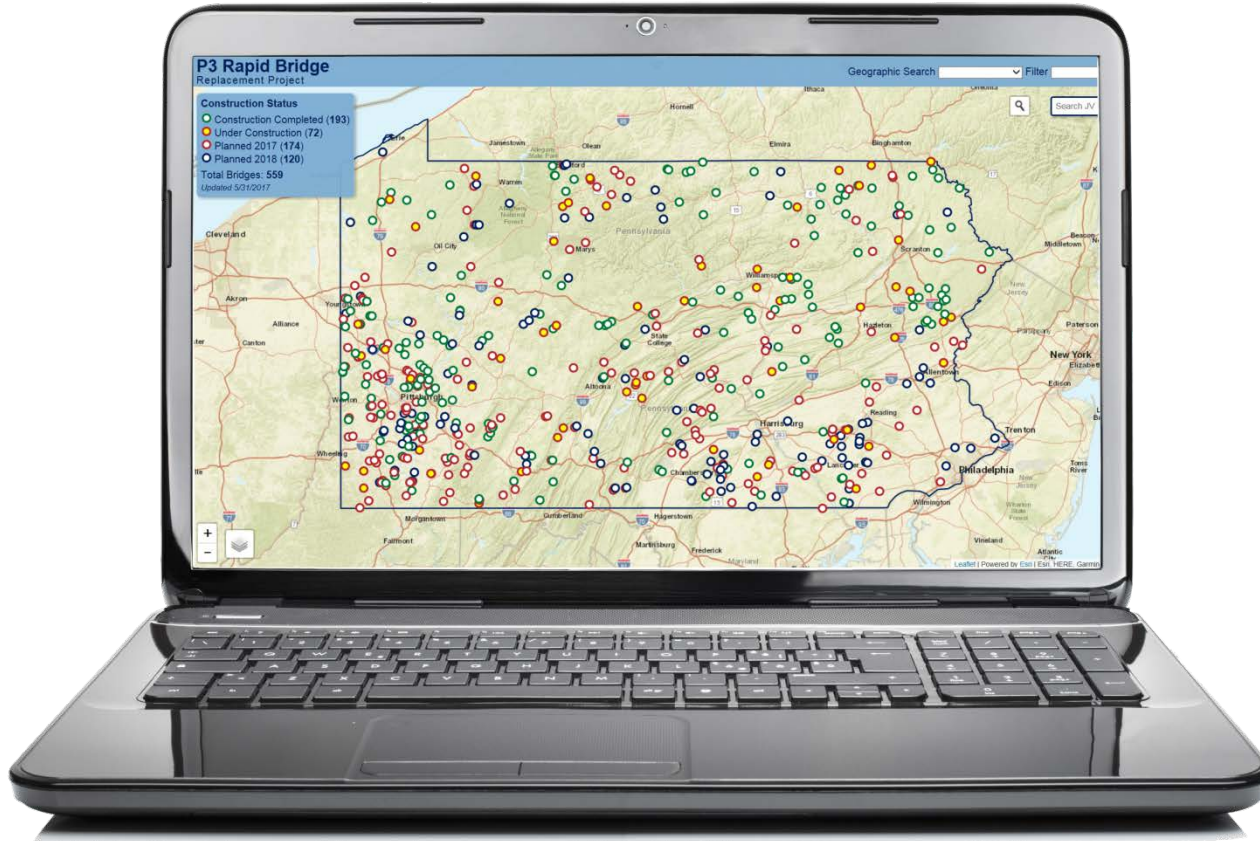
Rapid Bridge Replacement (RBR) Program



RBR Construction Update



RBR Construction Update

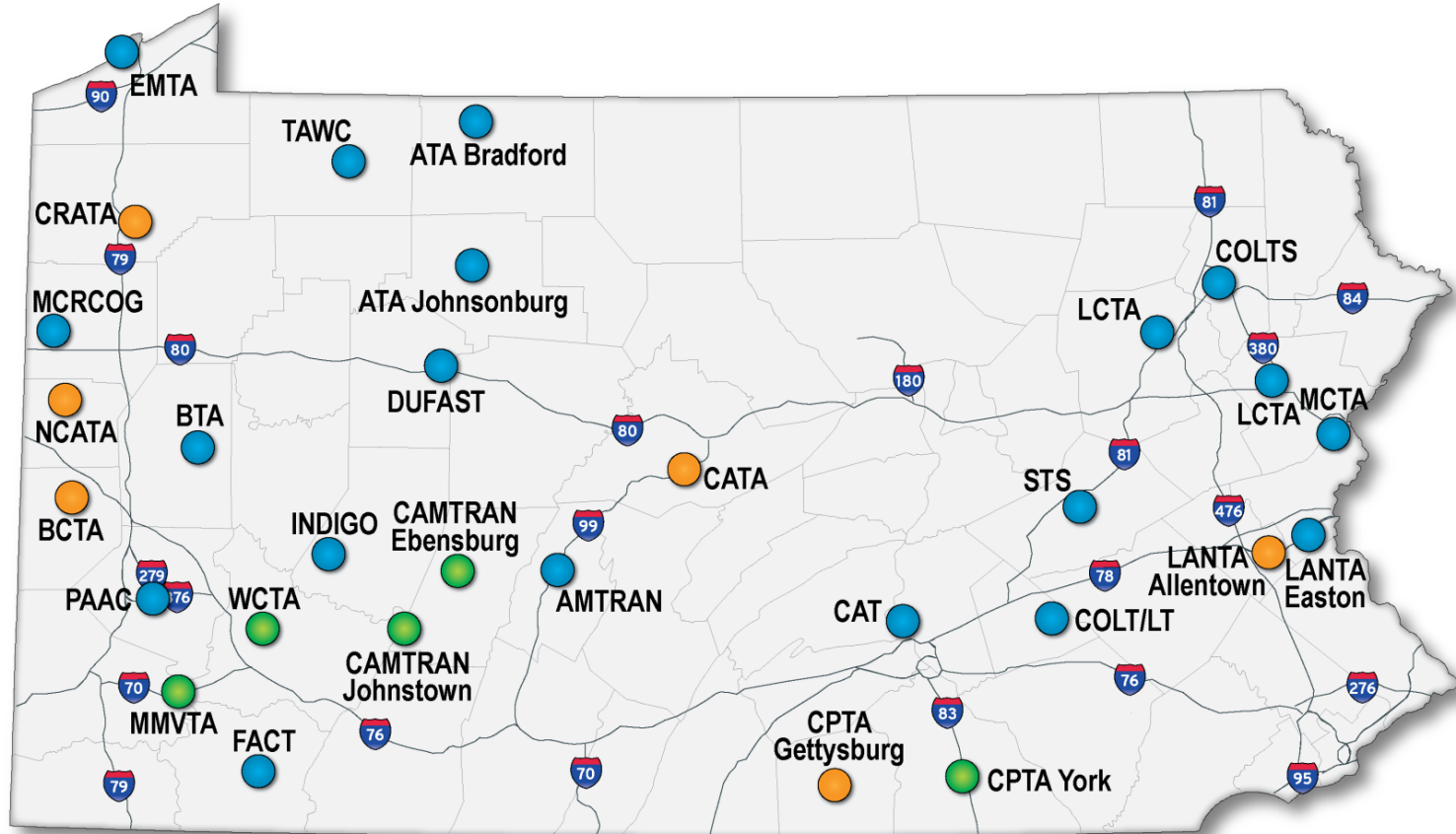


[P3 RBR Webmap](#)

CNG Fueling Stations for Transit



Compressed Natural Gas (CNG) Transit Fueling Stations



As of June 30, 2017

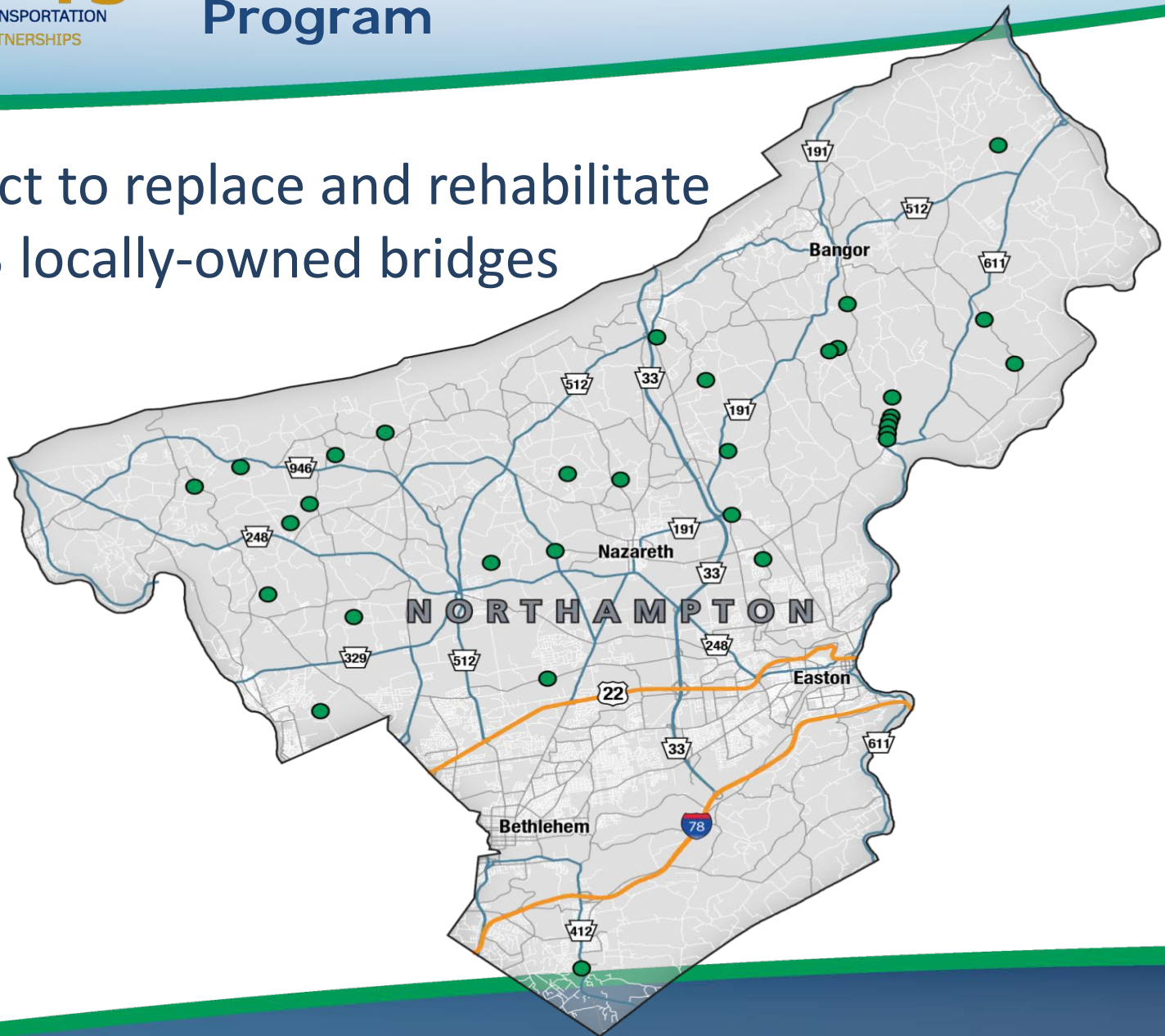
● Planned Construction (2018-2021) |
 ● 2017 Construction Underway |
 ● Completed



Middletown Station Improvement Project



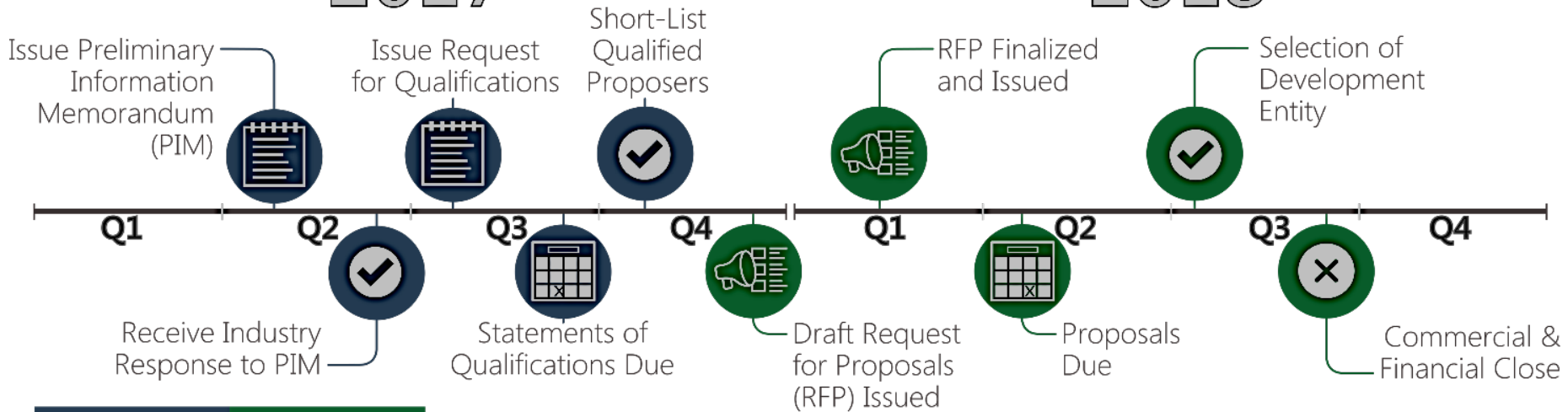
P3 project to replace and rehabilitate
33 locally-owned bridges





2017

2018



RFQ PHASE **RFP PHASE**



New Business

- **Presentation and Consideration of P3 Project Candidates:**
 - Wetland Banking
Presented by Mr. Drew Ames, PennDOT
 - Keystone Corridor Station Improvement Opportunities
Presented by Mr. Toby Fauver, FAICP, PennDOT
- **Unsolicited Proposals Update**
- **Approval of the 2016-2017 P3 Office Report for Pennsylvania**

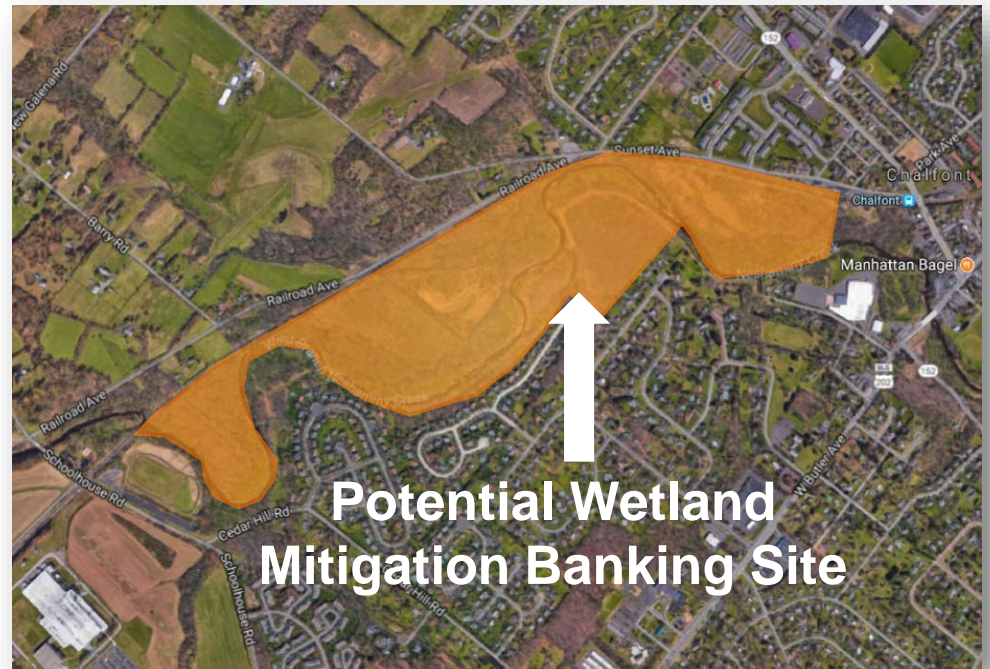


Wetland Mitigation Banking Proposal

Mr. Drew Ames, PennDOT

Wetland Mitigation Banking Proposal:

- Develop 140 acres of PennDOT-owned land in Chalfont, Bucks County
- Private entity will Design, Build, Finance, Operate, and Maintain (DBFOM)
- Provide on-demand wetland mitigation credits for PennDOT projects
- Private entity may sell excess wetland credits with opportunity for revenue sharing

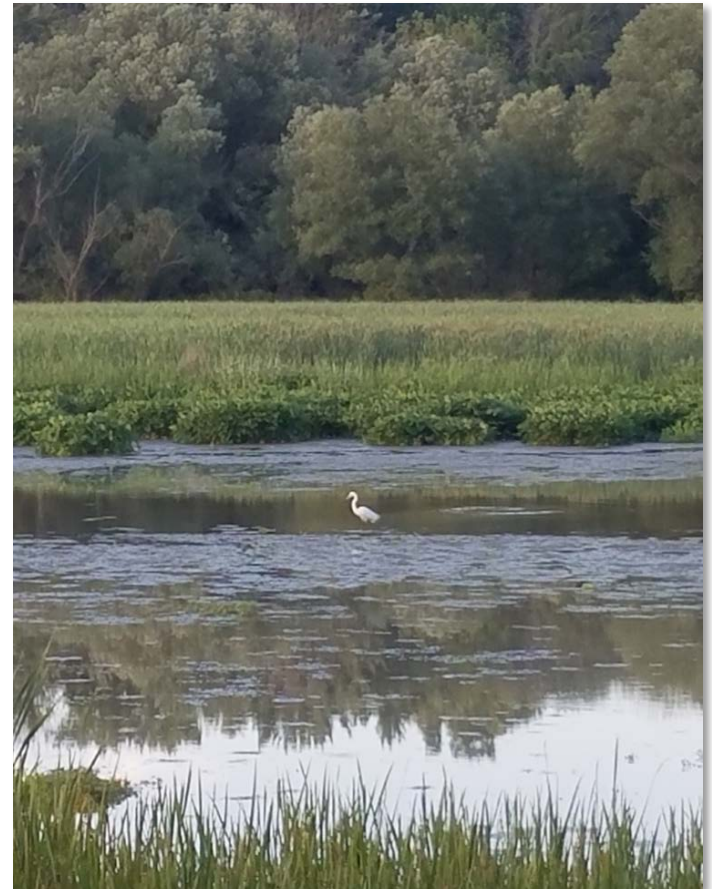


Transportation Issue:

- Transportation projects with wetland impacts require mitigation
- No PennDOT Wetland Mitigation Banks permitted since 2008 because of regulatory barriers and risk

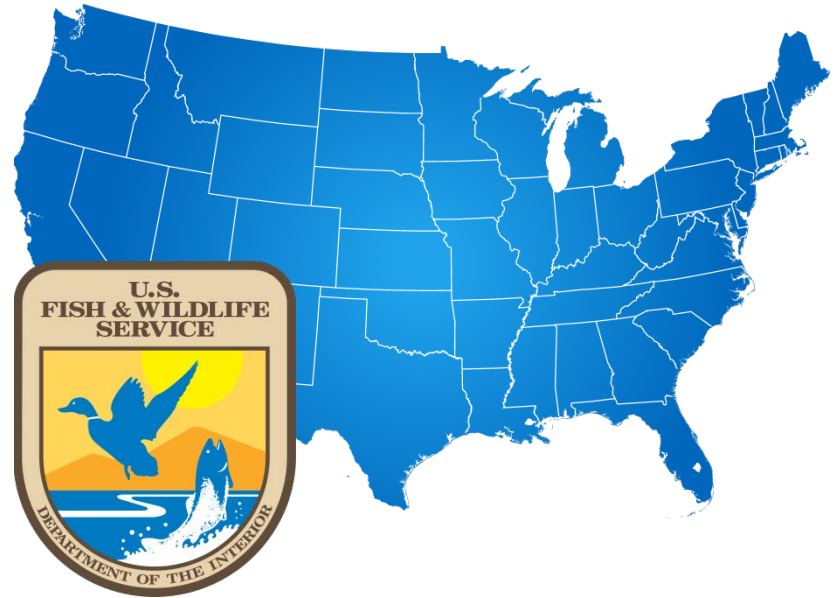
P3 Solution:

- Wetland banking satisfies mitigation requirements
- Transfers liability from the credit purchaser (PennDOT) to the credit provider (private partner)



National:

- Wetland banking is the established regulatory preference for advanced mitigation
- USFWS Mitigation Policy



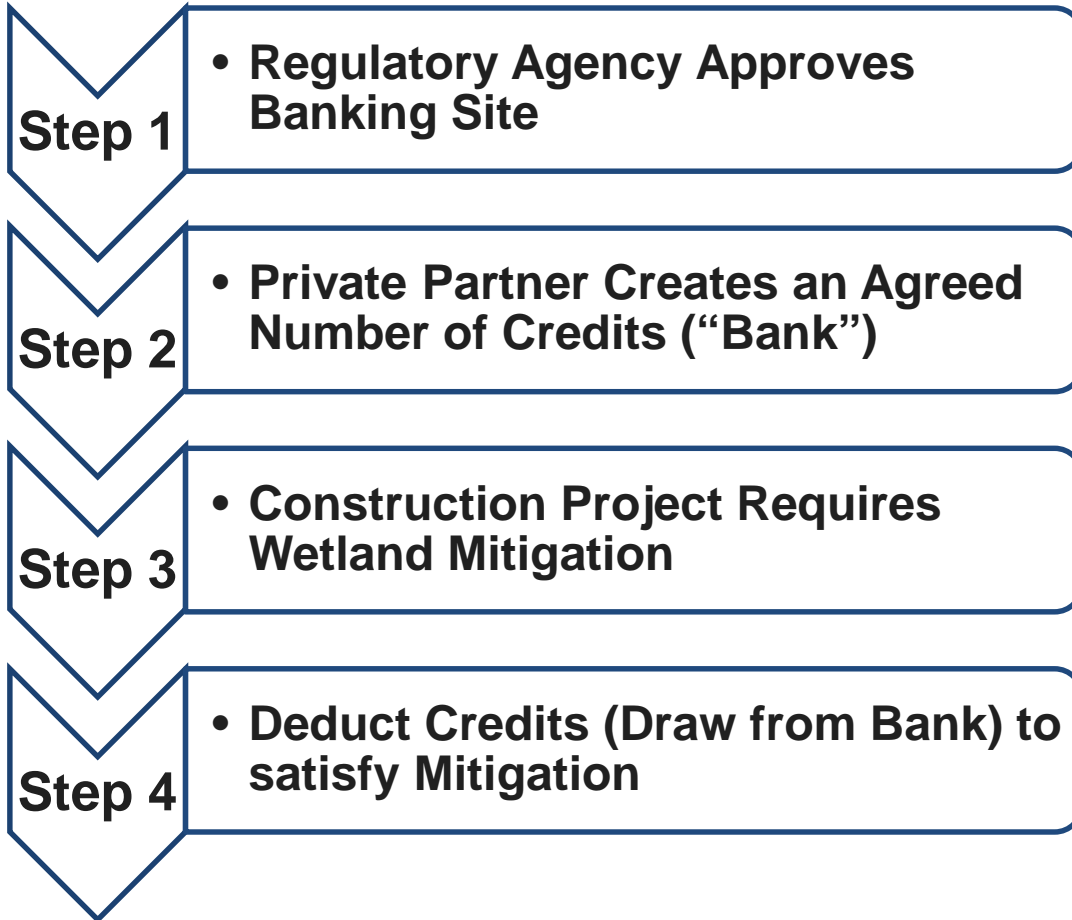
State Case Studies:

- Illinois developing mitigation banks for agriculture producers
- Iowa DOT and MDOT developing banking programs

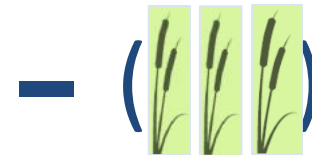
More efficient and effective wetland mitigation methods are needed

- No economy of scale for single wetland mitigation projects
- Wetland construction, operations and maintenance are not core PennDOT services
- On-demand wetland credits can be provided over 20 or more years

Wetland Banking Process



USACE



Project leverages PennDOT's real estate assets and private sector expertise to develop and market mitigation bank credits

Commonwealth Benefits:

- Long-term cost savings
- Revenue sharing opportunities by selling excess credits
- Reduces permitting time

Private Partner Benefits:

- Revenue generation
- Private partner sells excess credits

Cost:

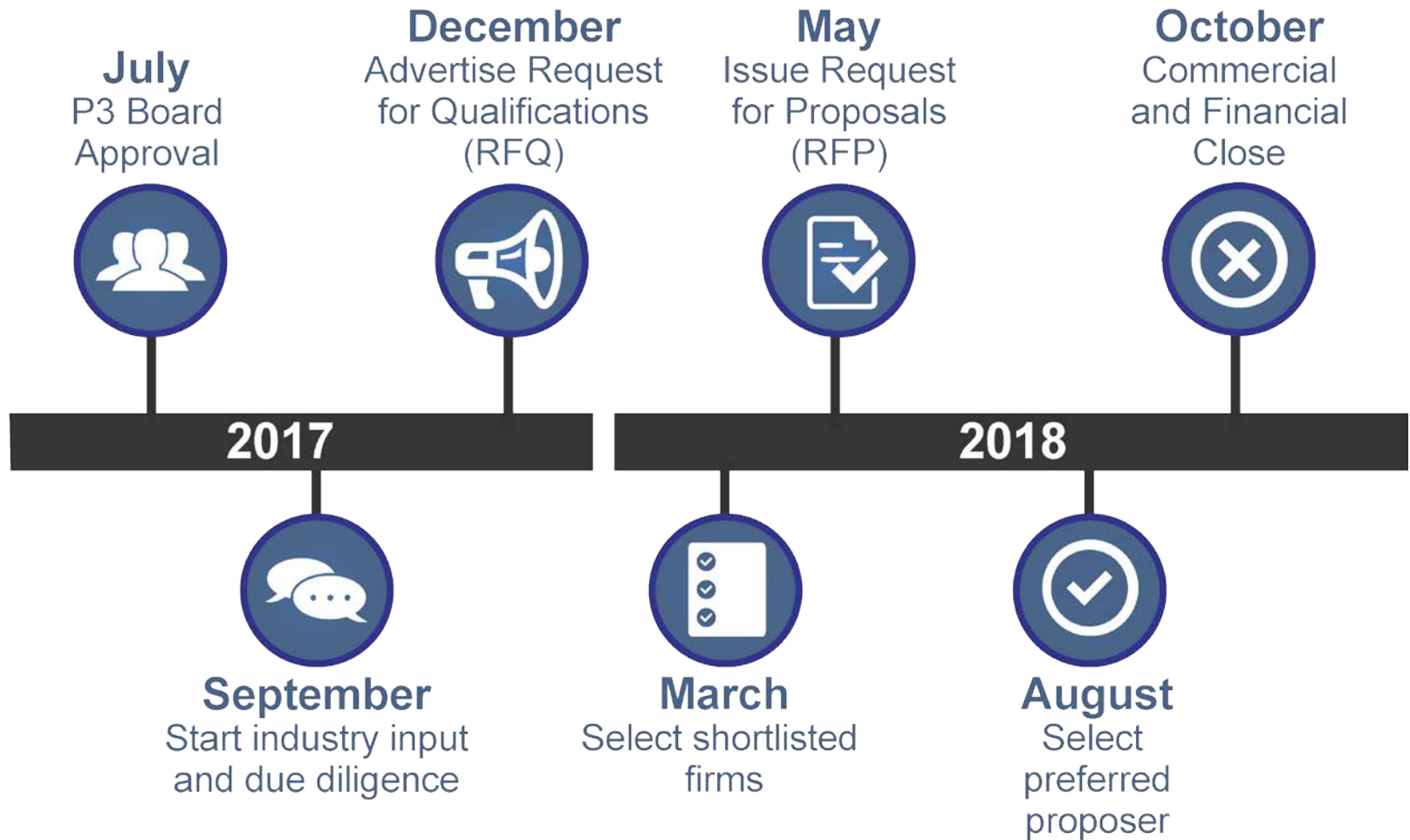
- Initial construction costs to re-establish wetlands
- Annual operation and monitoring costs

Benefits:

- Immediate benefit to PennDOT Districts 5-0 and 6-0
- 5 - 8 credits per year
- 30 - 40 wetland credits total
- Commercial value for each excess credit

Estimated value: \$2M - \$3M

Proposed Schedule

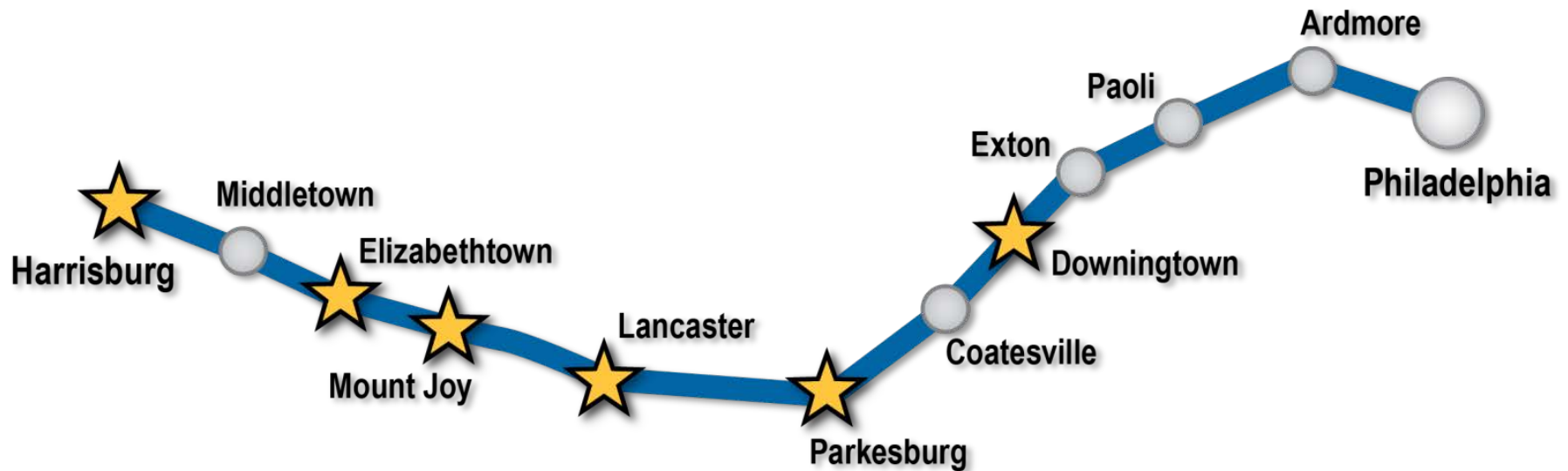




Keystone Corridor Transit-Oriented Development Opportunities

Mr. Toby Fauver, FAICP, PennDOT

Keystone Corridor - Transit-Oriented Development (TOD)



 **Stations with TOD Potential**

P3 to Deliver TOD Enhancements:

- Parking upgrades
 - Surface lot expansions, parking garages
- Operation and Maintenance services
- Commercial development



Transit Oriented Development Design Principles:

- Appealing mix of commercial, residential, and public areas clustered around transit stations
- Amenities within walking distance
- Human scale, accessible and integrated design
- Promotes activity and makes the station more inviting



Source: Institute for Transportation and Development Policy

Manheim Township B4 – T6 Zoning Available for Commercial Development





Transportation Issue:

- Ridership is growing and PennDOT is investing to provide safe, affordable and convenient rail service

P3 Solution:

- Private partner can leverage development opportunities on behalf of PennDOT
- Private partner brings TOD expertise
- Revenue sharing can offset PennDOT station improvement costs

Project leverages PennDOT's investment and private sector expertise to enhance community amenities and riders' experience

Commonwealth Benefits:

- Offset infrastructure investments
- Revenue sharing opportunities
- Project costs and schedule assurances

Private Partner Benefits:

- Revenue generation through parking fees and/or leasing of mixed use development



Unsolicited Proposals Update

Project Name:	Proposed By:	P3 Action:
Mitigation Bank Development on PennDOT Land	Magnolia Land Partners, LLC	To Be Presented to Board for Action
Gateway Raingardens: Partnerships for Stormwater Management	University of Maryland, Environmental Finance Center	Under Consideration
Oakland Interchange Improvement Project	Oakland Gateway Ventures, L.P.	Under Consideration
Environmental Solutions P3	Resource Environmental Solutions	Under Consideration

Approval of the 2016-2017 P3 Report for Pennsylvania



- **Next Board Meeting: November 28, 2017**
- **Other Business**
- **Public Comments**
- **Adjournment**

