

RECOMMENDATIONS

POLICY

EMERGENCY MANAGEMENT

EFFECTIVE COMMUNICATION SYSTEMS

A localized communication system can provide real-time notification of air quality concerns, industrial accidents, emergency planning, and any anticipated flooding. Marcus Hook's CodeRED communication system currently covers utility outages, threats to people, property and the environment, and other general information. The existing system should expand to include Trainer Borough and incorporate more nuanced information on upcoming climate events, flood preparation, and disaster recovery guidance. The boroughs should ensure all residents are aware of local emergency plans and have guidance on where to find information on emergency management.

ENVIRONMENTAL MONITORING POLICIES & INCENTIVES

In partnership with the County, State, and environmental organizations, Marcus Hook and Trainer should incentivize and prioritize investments in environmental monitoring throughout both communities given their proximity to major industrial hazards. Together, they should continue to monitor facilities' adherence to EPA-set standards for industrial pollution and provide robust information on a dedicated website.

STAYING IN PLACE

ANTI-DISPLACEMENT MEASURES

Marcus Hook and Trainer should continue to seek redevelopment opportunities that require affordable housing on vacant and redeveloping land. New housing should be prioritized on upland sites with less flood risk and adjacency to public transportation and community amenities. Other initiatives could include working with adjacent municipalities and/or Delaware County on a land bank. Relative to neighborhoods in Philadelphia, housing and development pressures and the risk of displacement are currently less severe in Marcus Hook and Trainer.

FAIR AND SAFE HOUSING PROGRAMS

Marcus Hook and Trainer should establish and enforce a municipal fair housing ordinance and help educate tenants and landlords on their rights and responsibilities.

WORKFORCE DEVELOPMENT & LAND INITIATIVES

The municipality should include access to high quality job opportunities and job training for any new developments, prioritizing local residents for jobs. The municipality should initiate a working group to anticipate growing employment sectors and work with local academic institutions and employers to provide periodic skills training at all age levels.

ENVIRONMENTAL ADVISORY COUNCILS

The Environmental Advisory Councils of Marcus Hook and Trainer Boroughs, and Lower Chichester Township, collaborate to identify environmental issues, recommend conservation strategies, and promote sustainable land use across their communities. Operating under the Pennsylvania Act 148 of 1973, these voluntary councils advise local governing bodies and coordinate with various agencies to enhance environmental stewardship and public engagement.

PHYSICAL INTERVENTIONS

GREEN STORMWATER INFRASTRUCTURE (GSI) POLICIES AND INITIATIVES

The municipality should establish a cross-borough GSI working group to advocate and enact GSI policies and incentives. The group can identify best incentivization tools for implementing GSI programs in vacant/underutilized land, including stormwater fee discounts, expedited permitting, grants, and rebate and installation financing. Work with industrial facilities to expand opportunities for stormwater storage to help address stormwater issues locally.

UPLAND MITIGATION OF CREEKS AND STREAMS

Marcus Hook and Trainer should coordinate with Delaware County agencies and neighboring municipalities to better steward Marcus Hook and Stoney Creeks and to implement more conservation, restoration, and green infrastructure throughout their watersheds.

IMPROVED FLOODPLAIN CONSTRUCTION STANDARDS

Set more stringent standards for municipal projects and new development, like increasing the minimum buffer distance from floodplain boundaries or limiting development in the 1% (100-year) FEMA floodplain. The City can implement tools and incentives for private landowners and developers to discourage building in the floodplain. The municipality should also periodically review floodplain and building elevation standards against the most current FEMA flood predictions and risk data to update standards as needed.

STORM DRAIN INFRASTRUCTURE & MAINTENANCE

Study existing stormwater infrastructure capacity and support public works, streets, and other government department training and maintenance programs.

INDUSTRY

ARMOR, RAISE, PROTECT

Marcus Hook and Trainer should evaluate facilities with the capabilities to enact near-term protection plans and incentivize retrofit programs.

Specific facilities and equipment that are vulnerable to sea level rise flooding on the Marcus Hook Terminal and Trainer's Monroe Refinery sites should be elevated or otherwise protected. There may be extensive underground pipelines and other buried industrial infrastructure that should be removed or raised in order to avoid impacts from sea level rise or a larger flood event.

EVACUATION ROUTES & LOCAL RECOVERY PLANS

A lack of available public resources is often a limitation in establishing offices dedicated to emergency response and planning. In smaller boroughs like Marcus Hook and Trainer, there should be a designated official responsible for organizing local emergency responses and coordinating with active industrial facilities and neighboring municipalities to create a local recovery and emergency response plan in the event of a disaster. The boroughs need to review current evacuation routes alongside state and industrial facility evacuation plans and facilitate outreach programs with the public to ensure all residents have the most current information.

SITE-SPECIFIC DECOMMISSION PLANNING

The municipality should plan for the eventual closure and/or redevelopment of the major fossil fuel facilities in the community including the Marcus Hook Terminal and the Trainer Refinery. This planning should include a community-based vision for land-use, job creation, and waterfront access.