

2018 PA Brownfields Conference

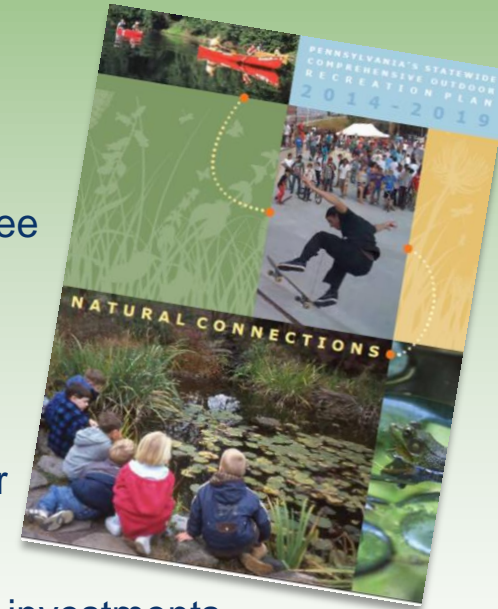
Brownfields to Playfields: Put a Park on It!



Understanding Outdoor Recreation

2014-2019 PA Statewide Comprehensive Outdoor Recreation Plan (SCORP)

- Federal Requirement
- Supports Grant Applications
- Guided by a STRONG interagency committee
- Multi-faceted public outreach
- Action oriented implementation strategy
- Elevate the importance of statewide outdoor recreation planning
- Identify high priority issues, needs, policies, investments



www.paoutdoorrecplan.com

2014-2019 PA SCORP PRIORITY AREAS



Health & Wellness

- Obesity
- Seniors
- School-based Recreation
- Walkable/Bikeable Communities

Local Parks & Recreation

- Diversity
- Popularity
- Funding
- Political Support
- Partnerships

Tourism & Economic Development

- Measuring Impact
- Coordination
- Communication
- Marketing
- Partnerships

Resource Management & Stewardship

- Prioritizing
- Hunting & Fishing
- **Natural Gas**
- **Conservation & Protection**

2014-2019 PA SCORP Recommendations & Action Steps

Resource Management and Stewardship

Action Step 1b.

Restore and repurpose brownfields, abandoned mine lands and other damaged lands for recreation and conservation purposes through at least 5 pilot projects.





PA Department of Environmental Protection (DEP)

DEP Mission

Protect Pennsylvania's air, land and water from pollution and to provide for the health and safety of its citizens through a cleaner environment.



PA Department of Community and Economic Development (DCED)

DCED Mission

Encourage the shared prosperity of all Pennsylvanians by supporting good stewardship and sustainable development initiatives across our commonwealth.



PA Department of Conservation and Natural Resources (DCNR)

DCNR Mission

**Conserve and sustain Pennsylvania's
natural resources for present and future
generations' use and enjoyment.**

Brownfields to Playfields Work Group

PA Department of Conservation and Natural Resources (DCNR):

Rick Bogart, RLA, Bureau of Recreation and Conservation

Jim Young, MBA, Bureau of Recreation and Conservation

Sarah Nicholas, Office of Policy and Planning

Katie Woodbury, Office of the Secretary

PA Department of Environmental Protection (DEP):

Kim Hoover, Bureau of Environmental Cleanup and Brownfields

Abbey Cadden, Policy Office

PA Department of Community and Economic Development (DCED):

Denise Remillard, Office of the Executive Deputy Secretary

Autumn Anderson, Office of the Executive Deputy Secretary



Work Group Goals

- **Determine pilot project criteria**
- **Identify** potential pilot projects throughout the Commonwealth
 - Consider various types of projects located throughout Pennsylvania
- **Select final list based on:**
 - Contributions of local partners
 - Projects in various states of readiness to proceed
 - Potential to show measurable progress within 4 years
 - Potential to implement multiple SCORP Priority Areas
 - Focus on smaller and disadvantaged communities
- **Coordination** of funding sources between departments
 - Determine what funding sources are eligible as a match for other sources.
 - Coordinate timing of projects to maximize efficiency and funding matches

2017 Brownfields to Playfields Pilot Projects

- **Ira Reynolds Riverfront Park**
Susquehanna Depot Borough, Susquehanna County
- **Kaier's Playground**
Mahanoy City Borough, Schuylkill County
- **Fairground Avenue Linear Park**
Carlisle Borough, Cumberland County
- **Susquehanna River Walk Extension**
Williamsport City, Lycoming County
- **Lower Broadway Recreation Complex**
Nanticoke City, Luzerne County
- **Elrama Neighborhood Park**
Union Township, Washington County
- **Waterfront Park**
Charleroi Borough, Washington County

2017 Brownfields to Playfields Pilot Project Locations



Pilot Project Announcement

March 20, 2017



Commonwealth of Pennsylvania



DEPARTMENT OF
ENVIRONMENTAL PROTECTION

DEPARTMENT OF
CONSERVATION AND
NATURAL RESOURCES

DEPARTMENT OF
COMMUNITY AND
ECONOMIC DEVELOPMENT

March 20, 2017

Dear Susquehanna Depot Borough, Susquehanna County:

Congratulations!

The Pennsylvania Departments of Conservation and Natural Resources (DCNR), Environmental Protection (DEP) and Community and Economic Development (CED) are pleased to announce that Ira Reynolds Riverfront Park has been selected as a Brownfields to Playfields Pilot Project.

Numerous projects were recommended to an interagency task force for consideration as a pilot project. The projects were evaluated to determine the best candidates to promote one of the implementation goals of Pennsylvania's award-winning Statewide Comprehensive Outdoor Recreation Plan (SCORP) to "Restore and repurpose brownfields, abandoned mine lands and other damaged lands for recreation and conservation purposes through at least five pilot projects."

The goals of the pilot projects are to provide better project coordination, particularly in smaller and economically disadvantaged communities, by enhancing communication between selected projects and our individual agencies and to identify additional state and federal funding sources to aid in the successful completion of the project. It is a great example of government that works, as well as multi-agency cooperation.

Your project was selected under this new pilot banner based on your ability to complete the project, level of community support, local partners, availability of funding to complete the project and relevancy of the project's end use to accomplish the goals of SCORP and the missions of the agencies.

We wish you success in implementing this project which will contribute to the quality of life for many Commonwealth citizens. A representative will contact you to coordinate an on-site press event to publicize the wonderful work you are doing to improve your community.

If you have any questions, please contact DCNR Deputy Secretary Lauren Imgrund at 717.772.9085 or limgrund@pa.gov for assistance.

Sincerely,

Patrick McDonnell
Acting Secretary
Department of Environmental
Protection

Sincerely,

Cindy Adams Dunn
Secretary
Department of Conservation and
Natural Resources

Sincerely,

Dennis M. Davin
Secretary
Department of Community
and Economic Development

Ira Reynolds Riverfront Park

Susquehanna Depot Borough, Susquehanna County



Former Erie Rail Yard

Proposed 14 acre community park with walking trail, recreation courts, pavilion, lighting

Environmental Cleanup
to be completed in 2018

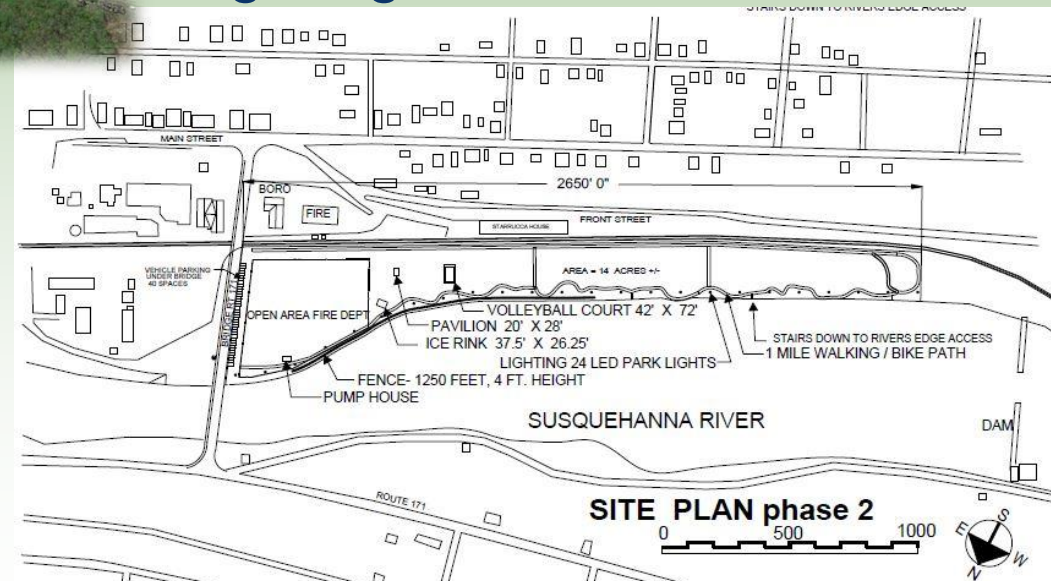


Image Courtesy of ES Beautz Architects

Ira Reynolds Riverfront Park

Susquehanna Depot Borough, Susquehanna County



**Status - Groundbreaking
Event held July 13, 2017**



Fairground Avenue Linear Park

Carlisle Borough, Cumberland County

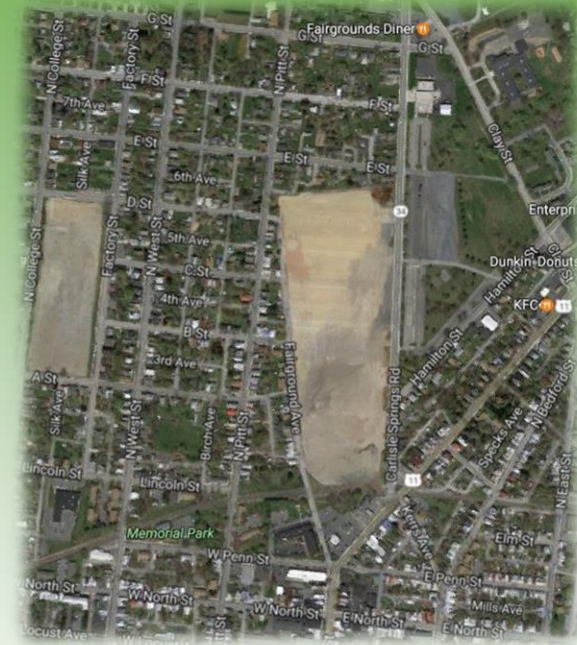


Former industrial complex with carpet, tire & wheel and electronics factories

Currently vacant land – all buildings have been demolished


Proposed multi-use development with hotel, restaurant, grocery, retail, car condo facilities and parkland

Funding secured through various public and private sources




Fairground Avenue Linear Park

Carlisle Borough, Cumberland County


Fairground Avenue Linear Park
A Brownfields To Playfields Project

Funding Partners

DCED Community Development Block Grant
DCED Industrial Sites Reuse Program
DEP Growing Greener 2
DCNR Community Partnership
PennDOT Multimodal
US Transportation TIGER Grant
US EPA Brownfields Area-Wide Planning and Jobs Training Grants
Chesapeake Bay Trust
National Endowment of the Arts
National Fish & Wildlife Foundation


Pennsylvania's Brownfields to Playfields Initiative received the 2017 State Innovation Award from the Environmental Council of States

Brownfields to Playfields Pilot Project Mission:

- Enhance coordination between state agencies and communities
- Assess needs of each pilot and provide personalized assistance
- Deliver details on sources and leveraging of interagency funding and grant workshop opportunities

Groundbreaking November 1, 2017

**Carlisle IAC Brownfield
Redevelopment Project
Shovel-Ready Kickoff Event**

Wednesday, November 1, 2017
2:30pm

Perry Heath, Emcee
Carlisle Borough Council member

Bill Miller, Jr. and Lance Miller
Co-owners, Carlisle Events

Tom Richey
Representative for Developers/Owners

Tim Scott
Mayor, Borough of Carlisle

Patrick McDonnell
Secretary, PA Dept. of Environmental Protection

Cindy Adams Dunn
Secretary, PA Dept. of Conservation and Natural Resources

Scott Dunkelberger
Deputy Secretary, PA Dept. of Community and Economic Development

Groundbreaking



Kaier's Playground

Mahanoy City Borough, Schuylkill County

Former Kaier's Brewery – closed 1967



Status:
Building Demolished March 2017

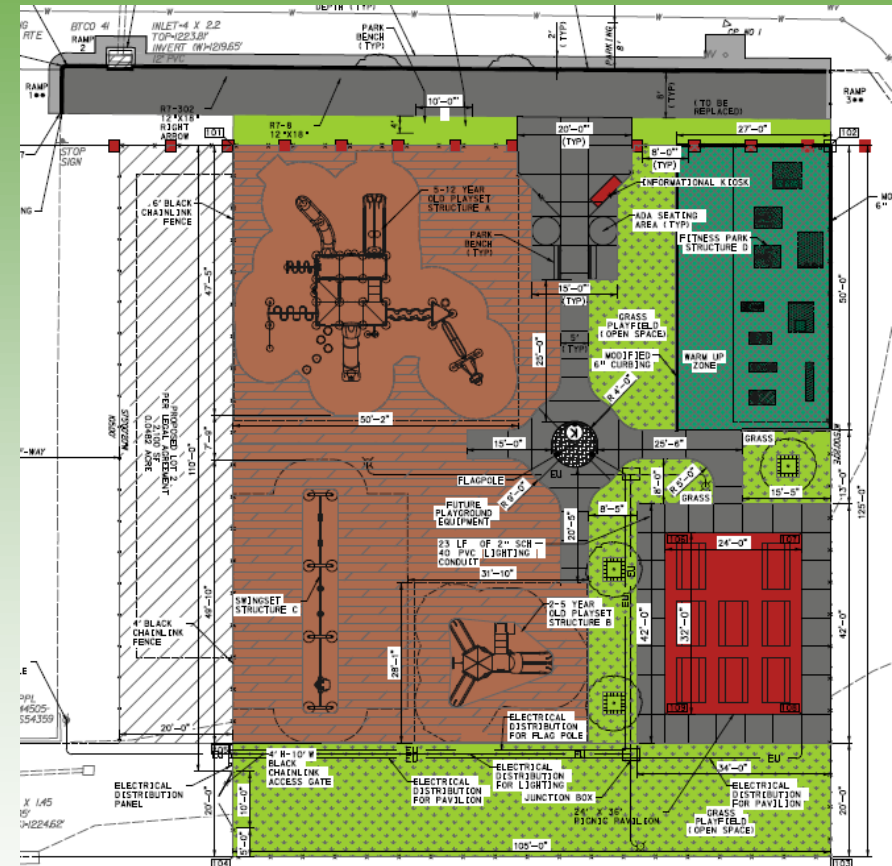


Image Courtesy of

benesch
engineers • scientists • planners
Alfred Benesch & Company
400 One Norwegian Plaza
Pottsville, Pennsylvania 17901
610-622-4055

Park and Playground Groundbreaking - planned Spring 2018

Susquehanna River Walk Extension

Williamsport City, Lycoming County

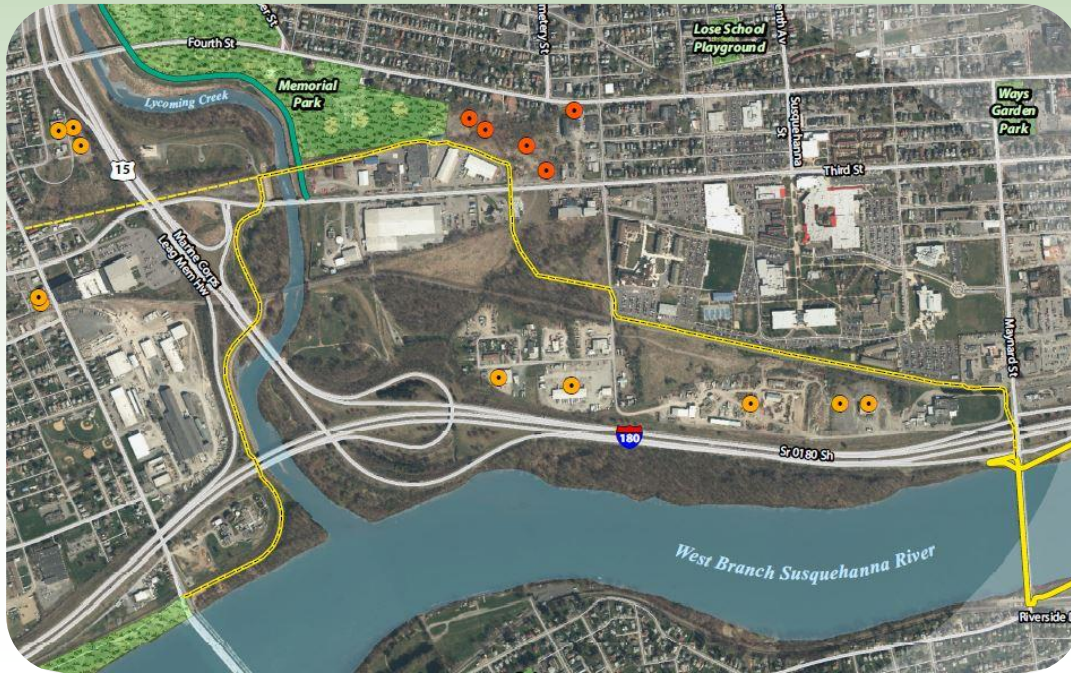
Identified as one of PA's TOP 10 Trail Gaps

Connect Existing River Walk to:

Susquehanna State Park & Lycoming Creek Bikeway

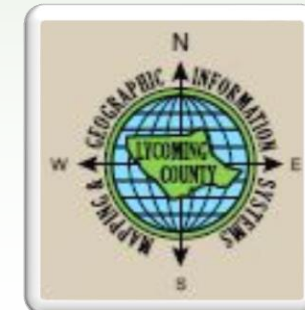
Major Obstacles

- Runs through and near numerous brownfield sites
- Crossing Interstate 180, U.S. Route 15 and Lycoming Creek



Status – Site design and engineering to begin in 2018

Image Courtesy of



Nanticoke City, Luzerne County

- Closed after discovery of PCB contamination

- Scrap yard & recycling facility

- Multi-use recreational fields

- Environmental clean up to be coordinated with PA DEP



Waterfront Park

Charleroi Borough, Washington County

Former glass factory and
football stadium

Proposed
5.5 acre community park

- sports fields
- walking trails
- fishing pier
- boat launch



Status – Local partners coordinating
ownership transfer, design & funding

Elrama Neighborhood Park

Union Township, Washington County

Former chrome plating, finishing, and polishing facility
Located within residential neighborhood

Proposed Community Park



Site Background

- The Site is located at 28 Davidson Avenue in the Elrama neighborhood of Union Township, Washington County
- It consists of approximately ½ acre of commercially-zoned land
- From 1947 to 1981, the Site was owned and operated as Drechsler Cabinet Company
- In 1981, the Site was sold and leased to a series of several businesses including a plating mill from 1995 to 2000
- A metal polishing and finishing company occupied the Site from 2000 to 2003
- A specialty electroplating facility (primarily for car parts) used the Site from 2003 to 2004, after which the facility was abandoned
- When abandoned in 2004, numerous chemicals were left open and/or in deteriorating condition

Summary of Historical Environmental Work

- The PADEP conducted a “Prompt Interim Response” under the Hazardous Sites Cleanup Act (HSCA) in 2005-2006 to eliminate threats posed by hazardous substances including corrosives, oxidizers, poisons, and metals.
- The site was further remediated in 2010 by PADEP under HSCA. This work included demolition, excavation and removal of contaminated soils, site restoration, and placement of a vegetative cover.
- A Consent Order and Agreement (CO&A) was registered for the property against a previous property owner, with several limitations and restrictions, including a land-use restriction prohibiting residential uses of the property.

Objective

- Union Township officials determined that the site could be an asset to the surrounding low/moderate income neighborhood of Elrama as a community park, however use restrictions put forth in the CO&A would not allow for residential-type uses.
- The Township and the RACW worked to develop a strategy to remove that remove or alter these use restrictions.



Site Acquisition and Assessment Funding

- In November 2015, KU Resources conducted a Phase I on behalf of the RACW and Union Township under the Redevelopment Authority of the County of Washington's U.S. EPA Brownfields Assessment Program in the context of the proposed acquisition of the Site by Union Township
- Union Township acquired the site in April 2016
- In 2017, Union Township procured funding from the RACW and the PA Department of Community and Economic Development to assess and remediate the Site
 - Union Township received an Industrial Sites Reuse Program (ISRP) grant from the PA Department of Community and Economic Development in the amount of \$37,500
 - Union Township provided the 25% match to the ISRP grant in the amount of \$12,500 through a U.S. EPA Brownfields Cleanup Loan from the Redevelopment Authority of the County of Washington

Development of Environmental Approach

- In consultation with the PADEP, Union Township elected to conduct confirmatory sampling and produce a combined RI/RA Report in order to pursue a release of environmental liability for the Site from the PADEP through the Act 2 Program for residential use
- Union Township retained KU Resources to conduct the investigation and advance the site through the Act 2 process
- KU Resources met with the PADEP in June 2017 to discuss the previous HSCA remedial actions performed at the Site and the potential use of historical Site data for an Act 2 closure

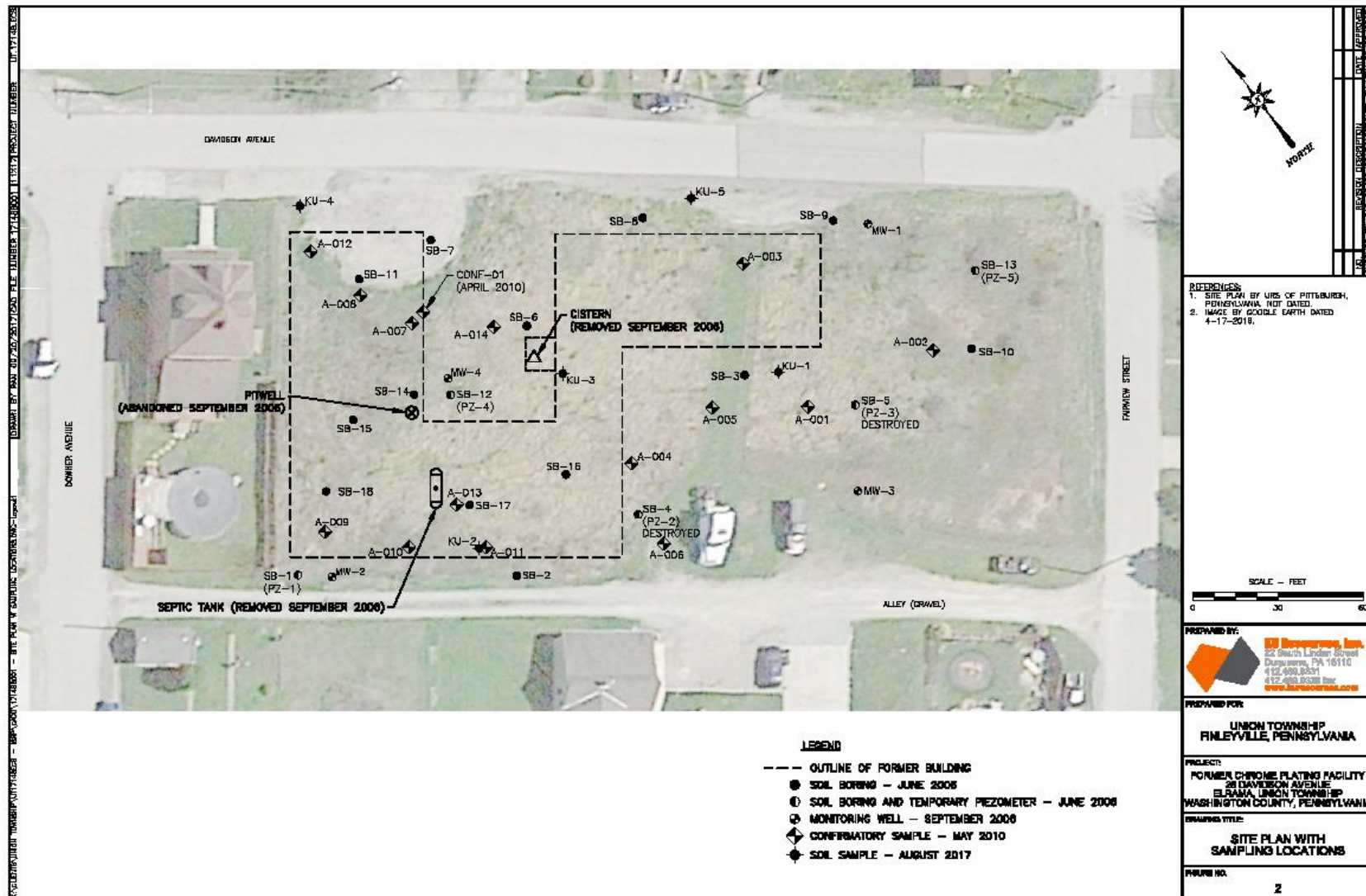
Development of Environmental Approach

- The PADEP agreed that the historical soil data could be used, but suggested that due to the amount of elapsed time, the historical data should be augmented by additional surface soil sampling to confirm the status of the protective cover and soils.
- The agreed-upon approach was to consolidate and tabulate historical environmental data, obtain additional surface soil samples and to assess the current condition of the site.
- Once the PADEP meeting was completed and all necessary files and laboratory reports were received, the field work was able to be designed and finalized

2017 ENVIRONMENTAL INVESTIGATION

- On-Site work was initiated on August 16, 2017. The scope of work included the following:
 - Based on the results of the 2006 and 2010 PADEP soil quality assessments and post-excavation sampling, five additional soil sampling locations were selected on the site from which surface soil samples were collected from two depth intervals (0 to 0.5 feet and 0.5 to 2 feet) in order to determine current surface soil conditions at the Site
 - Perform a well survey at the Site to determine the status of previously installed piezometers and groundwater monitoring wells.

2017 Sampling Locations



2017 Sampling Results

- Soil Quality Summary (10 samples at 5 locations):
 - Analytical results did not exceed residential MSCs at any locations except for beryllium and manganese at one location and vanadium at all locations.
 - Well Survey Summary:
 - 3 of 5 installed piezometers still present, however one of these was dry, preventing groundwater flow determination
 - 4 deeper groundwater monitoring wells present, with total depths of 120-133 feet below ground surface.

Environmental Implications for Proposed Reuse

- Total data set included 41 surface and 36 subsurface soil samples.
- A risk-assessment was conducted using environmental soils data for a residential use scenario (more conservative than recreational use).
- Risk-assessment results indicated that risks were below the benchmark values of 1×10^{-4} and 1.0 for carcinogenic and non-carcinogenic risks respectively for all receptors (i.e. child resident, adult resident, lifetime resident, site worker, and construction/utility worker).

PA Act 2 Submission/ Approvals Timeline

- A Notice of Intent to Remediate (NIR) was submitted to the PADEP in September 2017
- The Remedial Investigation Report and Risk Assessment Report was submitted to the PADEP in February 2018
- The PADEP Approved RI/RA in April 2018
- Final Report Submitted to the PADEP May 2018
- Final Report Approved August 2018

Environmental Conclusions

- Because the Risk Assessment indicates that the site does not currently pose unacceptable risks to human health and the environment under current and currently-planned future use conditions, no additional remediation is required and no use restrictions or controls related to site soils are necessary.
- The environmental investigation and risk assessment demonstrate that the Site-Specific Standard for residential use has been demonstrated, and human health and the environment will be protected .

Park Development

- Based on community outreach and feedback, Union Township developed a plan for the redevelopment of the new neighborhood park
- Working with the Redevelopment Authority of the County of Washington, Union Township applied for development funding to DCNR under the Community Conservation Partnership Program (C2P2) in April 2018

What's Next for Brownfields to Playfields Workgroup?



Provide guidance for other projects with recreation components on brownfields and other damaged lands:

- **Gaslight Park** – Lackawanna County Parks
- **Polluck Park** – Pottstown Borough
- **Your Project** – Your Community

\$ Funding Resources \$



DCED Funding

Industrial Sites Reuse Program

- Public entities
- Private nonprofit economic development entities
- Companies involved in reuse of former industrial land
- Entities that did not cause or contribute to environmental contamination*

Keystone Communities

- Units of local government
- Redevelopment and/or housing authorities
- Nonprofit organizations including
 - Economic development organizations, housing corporations, etc.
- Community development corporations
- Business, Neighborhood and Downtown Improvement Districts
 - Similar organizations incorporated as authorities

Greenways, Trails and Recreation Program (Act 13)

- For-Profit Businesses
- Municipalities & Councils of Governments
- Authorized Organizations
- Institution of Higher Education
- Watershed Organizations

DCNR's Bureau of Recreation and Conservation Grants (BRC)

Funding sources:

- Keystone Recreation, Park and Conservation Fund
- Environmental Stewardship Fund
- PA Snowmobile and ATV Restricted Accounts
- Federal Land and Water Conservation Fund (LWCF)
- Federal PA Recreational Trails

Contact your Regional Advisor:
www.dcnr.state.pa.gov



Environmental Funding

Industrial Sites Reuse Program (PADEP)

- Brownfields grants for assessment and remediation
- Partnership with DCED

Brownfield Area-Wide Planning (EPA)

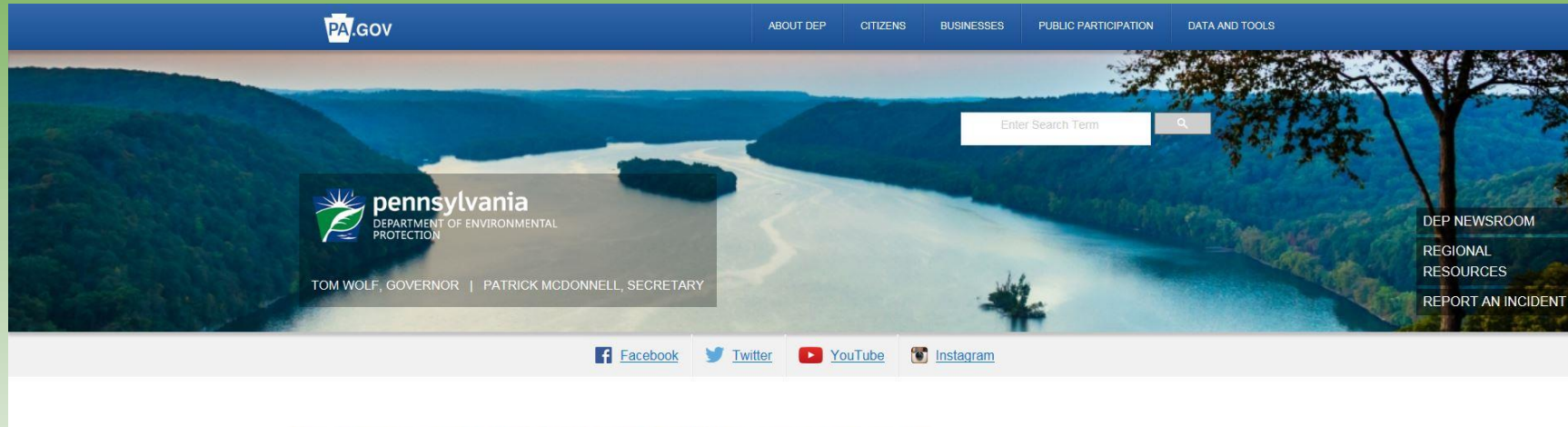
- Assessment
- Job Training

Multi-modal Projects (PennDOT)

- Transportation improvements
- Transit connections
- Bike/Ped Trails
- Roadway safety and connection improvements
 - Example - Carlisle Borough

Brownfields to Playfields On-Line Resources

<http://www.dep.pa.gov/Business/Land/Redevelopment/Pages/Brownfields-to-Playfields.aspx>



DEP > Businesses > Land > BROWNFIELD REDEVELOPMENT > Brownfields to Playfields

BROWNFIELDS TO PLAYFIELDS

The Brownfields to Playfields initiative seeks to expand recreational and land conservation uses on vacant industrial or commercial properties, known as "brownfields." Restoring and repurposing brownfields is an important stewardship goal of [Pennsylvania's Statewide Comprehensive Outdoor Recreation Plan](#). The mission is accomplished by providing assistance, particularly for smaller and underserved communities, through a multi-agency task force comprised of the state departments of Natural and Conservation Resources (DCNR), Environmental Protection (DEP) and Community and Economic Development (CED).

When completed, new parks and trails will improve the quality of life for many citizens. Local communities are benefiting from efforts to coordinate key partners; enhance coordination between state agencies and communities; and identify funding resources to aid in the successful completion of the projects. It is a great example of government that works, as well as interagency cooperation.

The task force is currently working with seven pilot projects located across Pennsylvania. More than 40 acres of former industrial or commercial land will be turned into new parks and greenspaces for recreational uses including a playground; riverfront access for boating; trails connecting neighborhoods for walking/biking; soccer sports field; children's splash park; pop-up art display; farmers market; and rain garden and wet meadow as part of innovative green stormwater management.

RELATED INFORMATION

[SUCCESS STORIES](#)

[CONTACT US](#)

[NEWSLETTER AND LINKS](#)

[CONFERENCES TRAINING AND EVENTS](#)

[ECONOMIC DEVELOPMENT ASSISTANCE](#)

[BROWNFIELD INCENTIVES AND FUNDING](#)

[BROWNFIELDS TO PLAYFIELDS](#)

Brownfields to Playfields On-Line Resources

<http://www.dep.pa.gov/Business/Land/Redevelopment/Pages/Brownfields-to-Playfields.aspx>

PILOT PROJECT INFORMATION

- [Fact sheet with Contact Information](#) (PDF)
- [Pilot Project News Clips](#) (PDF)

Mahanoy City Borough, Schuylkill County, Kaiers Playground

Demolition of a dilapidated former brewery building and redevelopment into a community playground.

[Carlisle Borough, Cumberland County, Fairground Avenue Linear Park](#) (PDF)

Redevelopment of former industrial parcel into a mixed-use development with a linear park.

[Susquehanna Depot Borough, Susquehanna County Ira Reynolds Riverfront Park](#) (PDF)

Redevelopment of former Erie rail yard along Susquehanna River into a community park.

[Williamsport City, Lycoming County, Susquehanna River Walk Extension](#) (PDF)

Design and engineering of a 3-mile extension of the Susquehanna River Walk Trail through an old landfill site and past multiple brownfield sites. This project is designated by DCNR as one of Pennsylvania's "Top 10 Trail Gaps."

[Nanticoke City, Luzerne County, Lower Broadway Recreation Complex](#) (PDF)

Further characterization of former scrap yard followed by development of sports fields.

[Charleroi Borough, Washington County, Waterfront Park](#) (PDF)

Redevelopment of a former stadium and glass factory site into a recreational complex.

[Union Township, Washington County, Elrama Neighborhood Park](#) (PDF)

Redevelopment of former chrome shop into a public park.

Brownfields to Playfields On-Line Resources

<http://www.dep.pa.gov/Business/Land/Redevelopment/Pages/Brownfields-to-Playfields.aspx>

SOURCES OF FUNDING AND ASSISTANCE

- Brownfield Development Guide describes the brownfields development process and provides resources for meeting cleanup challenges, engaging communities and financial assistance programs. [Brownfield Development Guide](#) (PDF)
- [Brownfield Process Diagram](#) (PDF) aids in understanding the steps for redevelopment.
- DEP Regional Offices – [DEP Environmental Cleanup Program](#) provides technical assistance for assessment and remediation of brownfield sites and coordinates the approvals process for voluntary cleanup. The regional Local Government Liaison is one contact for information about all DEP program areas, including permitting activities through the [Permit Application Consultation Tool](#).
- DCNR Regional Advisors – workshops and grant funding for parks, trails and outdoor recreational uses. [DCNR also manages our state parks and forests](#). [DCNR regional Contacts](#) (PDF)
- DCED Regional Offices – community and economic assistance programs, including [grants and loans for brownfields](#).
- Industrial Sites Reuse Program – grants and loans are available for assessment and remediation of brownfield sites. The program is funded by DEP Hazardous Sites Cleanup Fund and administered by [DCED](#).
- U.S. EPA's [Brownfields Program](#) provides grants and technical assistance to communities, states, tribes and others to assess, safely clean up and sustainably reuse contaminated properties. [Region 3 office is located in Philadelphia](#).
 - EPA brownfield funding is announced annually for communities to apply for grants, loans, area-wide planning and job training.
 - EPA Targeted Brownfield Assessments application is online and is used to characterize a brownfield to determine the nature and extent of contamination. Results are provided at no charge to the community to assist them in redevelopment planning.
- [NJIT Technical Assistance to Brownfield \(TAB\) Communities](#) is a program, funded by a grant from the U.S. EPA, which provides free technical assistance to state, regional, county and local government entities and nonprofit organizations interested in learning about, identifying, assessing, cleaning up, and redeveloping brownfield sites.

Contact Information

Kim Hoover

PA Department of Environmental Protection (PADEP)

Bureau of Environmental Cleanup and Brownfields

(717) 787-8623

khoover@pa.gov

Stephen Pesch, P.G.

KU Resources, Inc.

(412) 469-9331

spesch@kuresources.com