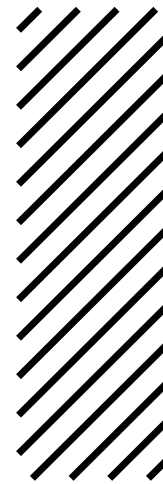


BROWNFIELDS ON THE RIVERFRONT

THE STORY BEHIND THE AWARD-
WINNING TS&T POTTERY
PROJECT IN CHESTER, WV



SPEAKERS



Pat Ford

City of Bridgeport, WV



Carrie Staton

Brownfields Assistance Center
& Mid-Atlantic TAB

AGENDA

1

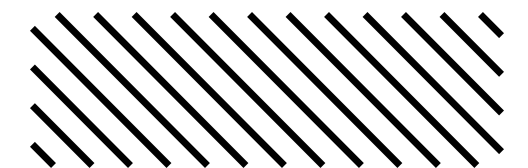
INTRODUCTION TO BROWNFIELDS

2

TS&T POTTERY SITE REDEVELOPMENT JOURNEY

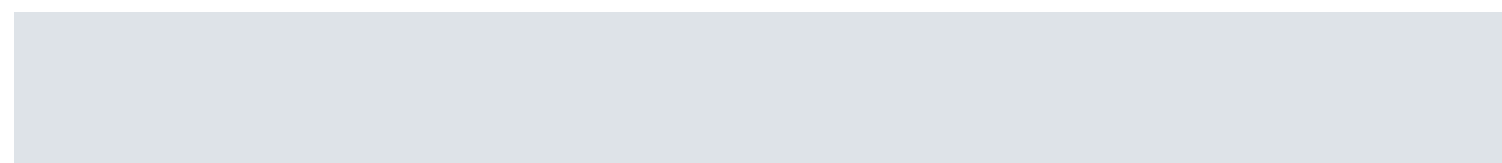
3

CONCLUSION & QUESTIONS

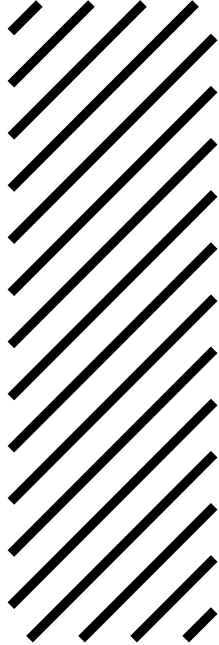


BROWNFIELDS

THE U.S. ENVIRONMENTAL PROTECTION AGENCY DEFINES A BROWNFIELD AS A PROPERTY WHERE EXPANSION, REDEVELOPMENT OR REUSE MAY BE COMPLICATED BY THE PRESENCE OR POTENTIAL PRESENCE OF A HAZARDOUS SUBSTANCE, POLLUTANT OR CONTAMINANT.



BENEFITS TO BROWNFIELD REDEVELOPMENT



**Cleanup
Contaminants**

**Increase Property
Values**

**Enhance
Economic & Tax
Base Development**

**Preserve Green
Space & Prevent
Sprawl**

**Create New,
Local Jobs**

**Eliminate
Eyesores**

**Turn Health & Safety Liabilities into
Community Assets**



BROWNFIELDS REDEVELOPMENT PROCESS

Site Identification

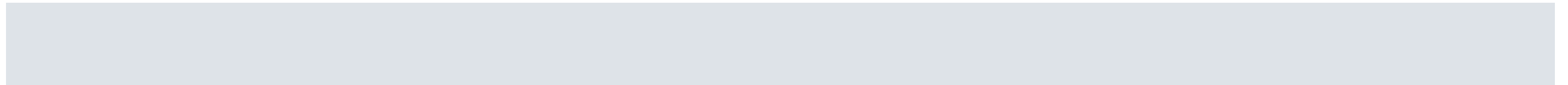
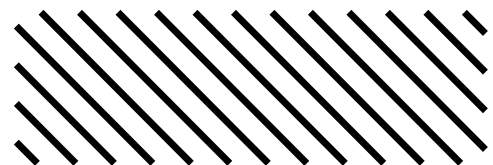
Project Financing

Site Assessment

Cleanup

Site Planning

Redevelopment



FREE SERVICES



Brownfields Education



- Trainings & Events
- Webinars
- Monthly Newsletters

Resource Identification



- Grant Writing Assistance
- Grant Review
- Resource Roadmaps

Local Brownfield Program Support

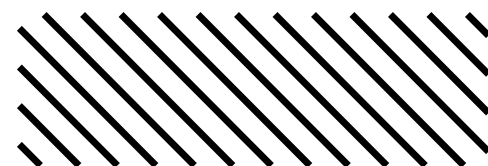


- Starting a Brownfield Inventory
- Questions on Sites
- Technical Support

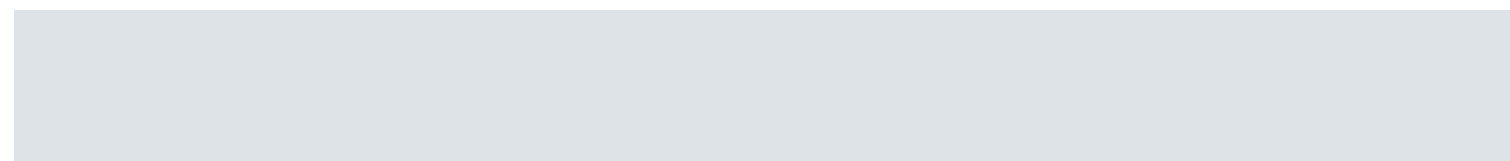
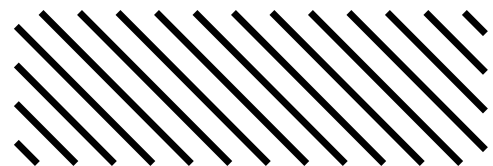
Project Development & Design Assistance



- Site-Specific Assistance
- Design Support

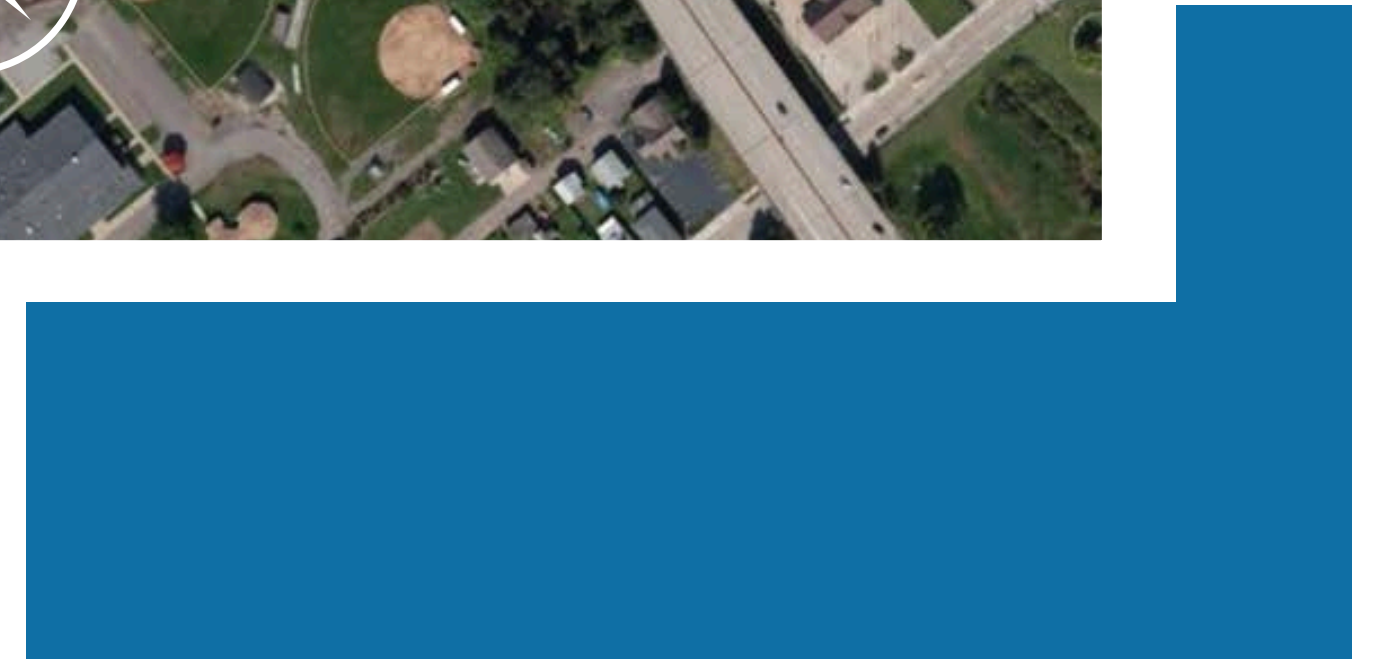
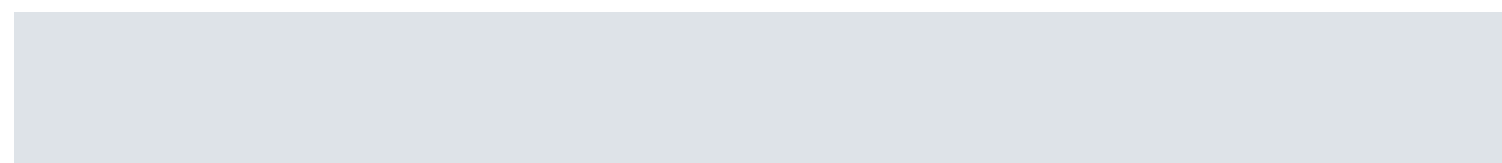


TAYLOR, SMITH, & TAYLOR (TS&T) POTTERY SITE REDEVELOPMENT JOURNEY



SITE PROFILE

- ▶ **Past Use:** Pottery Manufacturing Site (1900-1982)
- ▶ **Address:** 8th & Plutus Street, Chester, WV
- ▶ **County:** Hancock County
- ▶ **Size:** 8.65 Acres
- ▶ **Waterways:**
 - Ohio River Northwest & Adjacent to Site
 - Marks Run Southwest



SITE DESCRIPTION

- Large Abandoned, Dilapidated, & Partially Demolished Buildings at City Entrance
- Topography Ranges from Generally Flat with Moderate Slopes
- Past Environmental Site Assessments Show Contamination Including Lead, PCBs, Asbestos, and Ceramic Waste
- Historical Project Obstacles Include Illegal Demolition, Lack of Financial Means to Address Problems, & Community Frustrated and Negatively Impacted

The Business Development Corporation of the Northern Panhandle (BDC) Acquires the Property in July 2011



FOCUS GRANTS

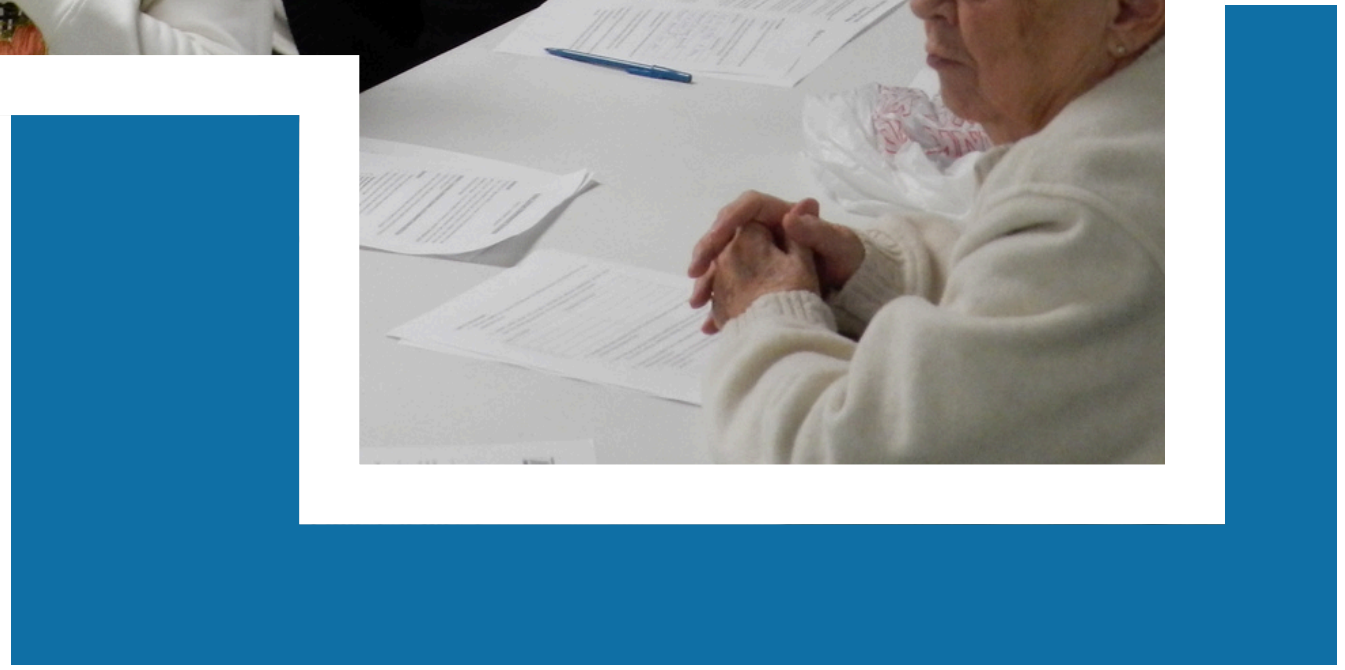
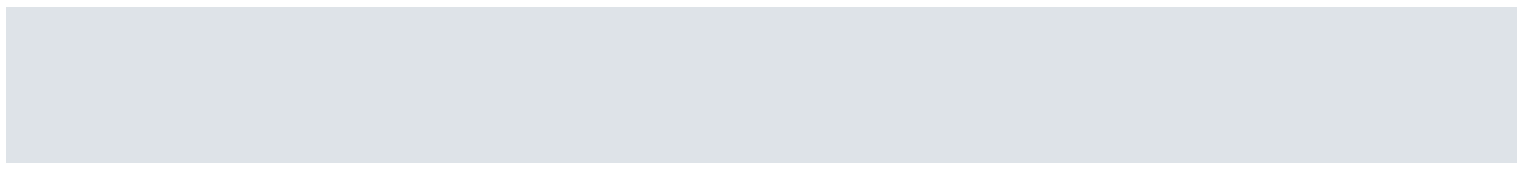
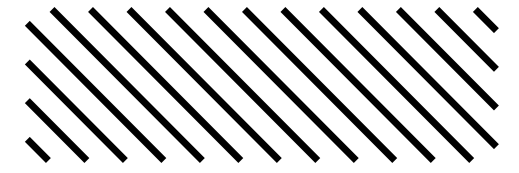
\$5,000 Mini-Grant (2011)

- Visioning & Community Engagement
- Analysis of Reuse Options

\$12,000 Mini-Grant (2012)

- Leverage Funding for Phase II Environmental Site Assessment
- Visioning & Community Engagement
- Research & Marketing for Investor Outreach

**Community Visioning Workshops
Led by Brownfields Assistance Center**



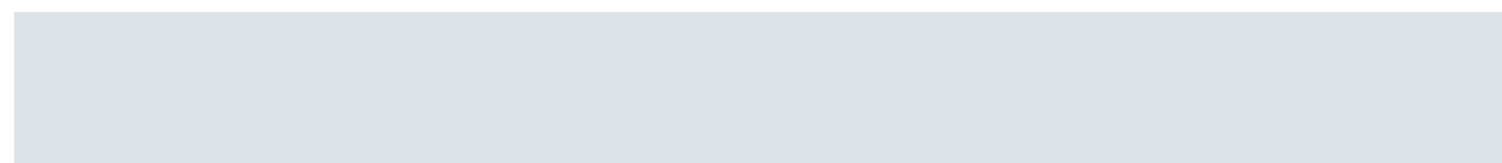
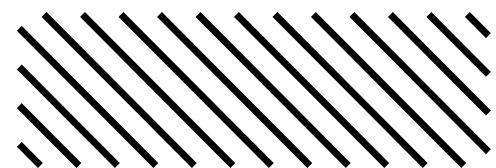
ASSESSMENTS

Brooke-Hancock Regional Planning & Development Council Facilitated Assessment Grants and Cleanup Planning

Contaminants Found:

- Asbestos
- Arsenic
- Lead
- Other Metals
- PAHS
- SVOCs
- Iron

**Lead Detected at
199,000 PPM on
Riverbank
(RSL = 400 PPM)**



REMEDIATION & DEMOLITION

Cleanup of Upland (Area 1)

- Asbestos Removed
 - City Water Department Discounted Rate
- Buildings Demolished
- Soil Capped

Entered into [Voluntary Remediation Program](#) with WV Department of Environmental Protection (DEP)

- Maintain Soil Cap
- No Excavation, Drilling, or Penetration Near Capped Area of Riverbank
- Groundwater Use Prohibited
- Limit Public Access to Riverbank

**U.S. EPA Brownfield
Cleanup Grant
Awarded (2012)**



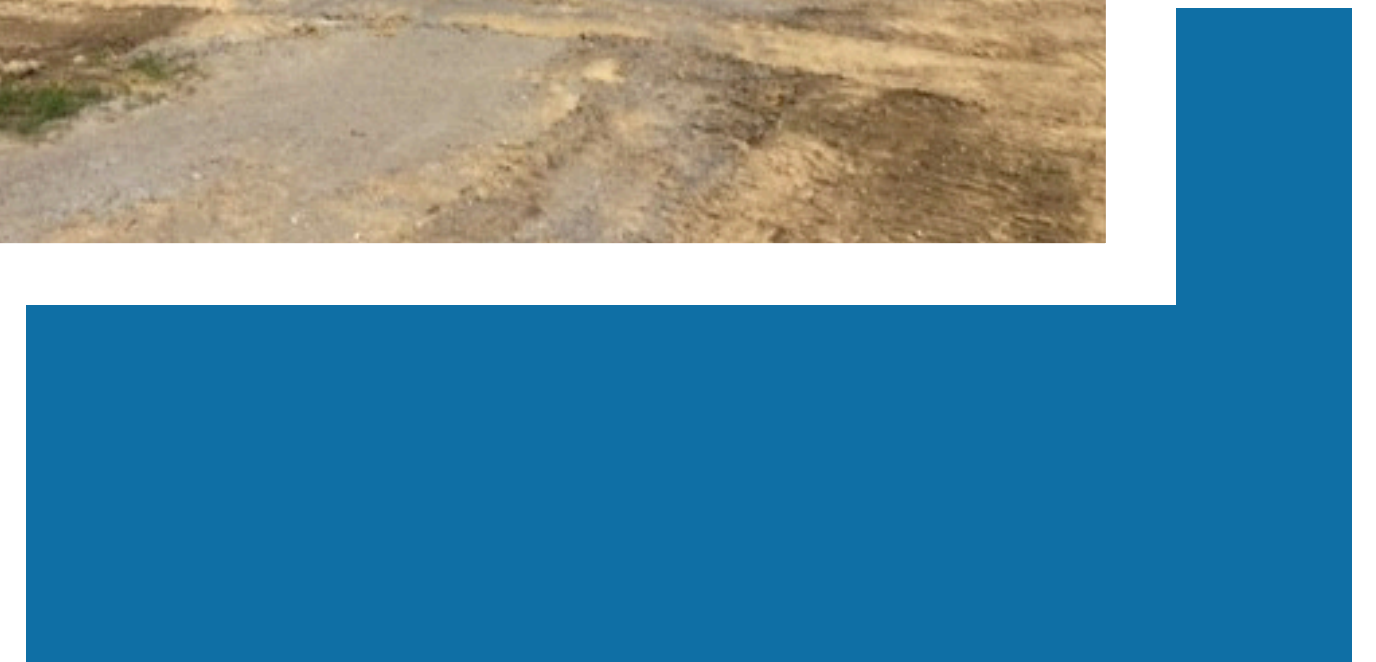
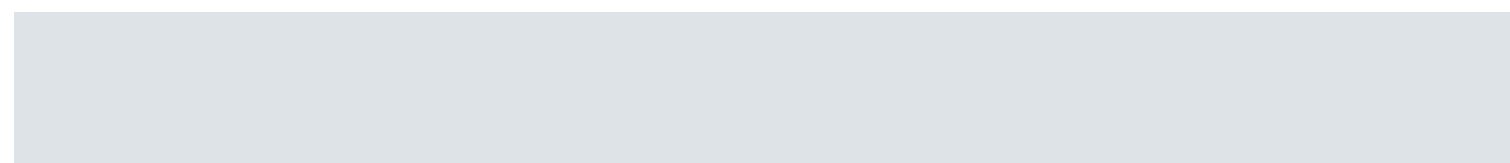
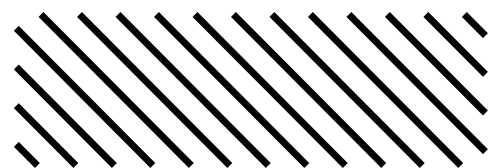
SITE READY PROGRAM

Site-Specific Planning & Financing Program

- Master Plan for Site
- Assembling Financial Package & Evaluating Options
- Evaluating Site Infrastructure

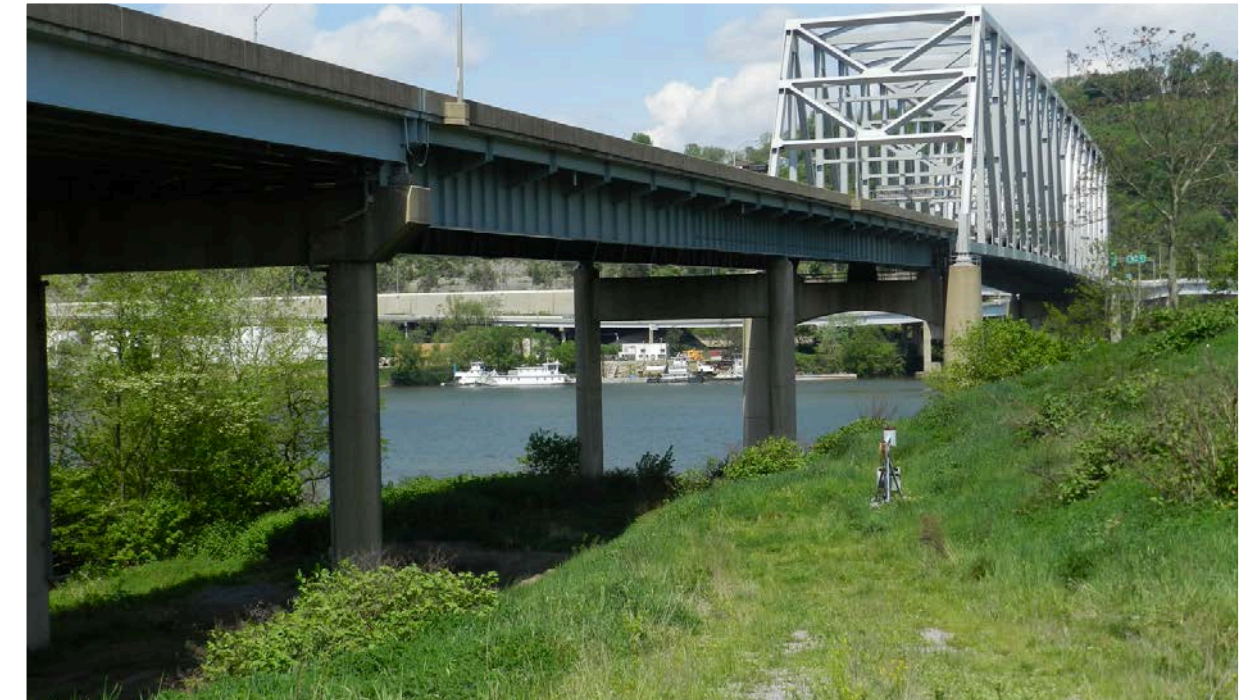
Goals from Community Visioning Workshop (2013)

- Reuse Should Create Jobs
- Mixed-Use with Open Space
- Public Connection Roads
- Riverfront Boardwalk



RIVERFRONT CHALLENGES

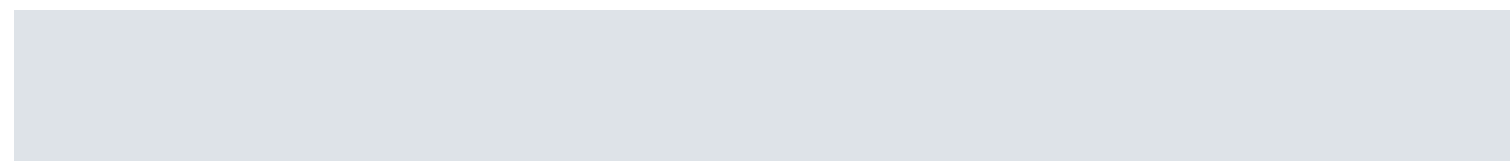
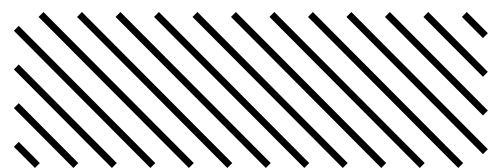
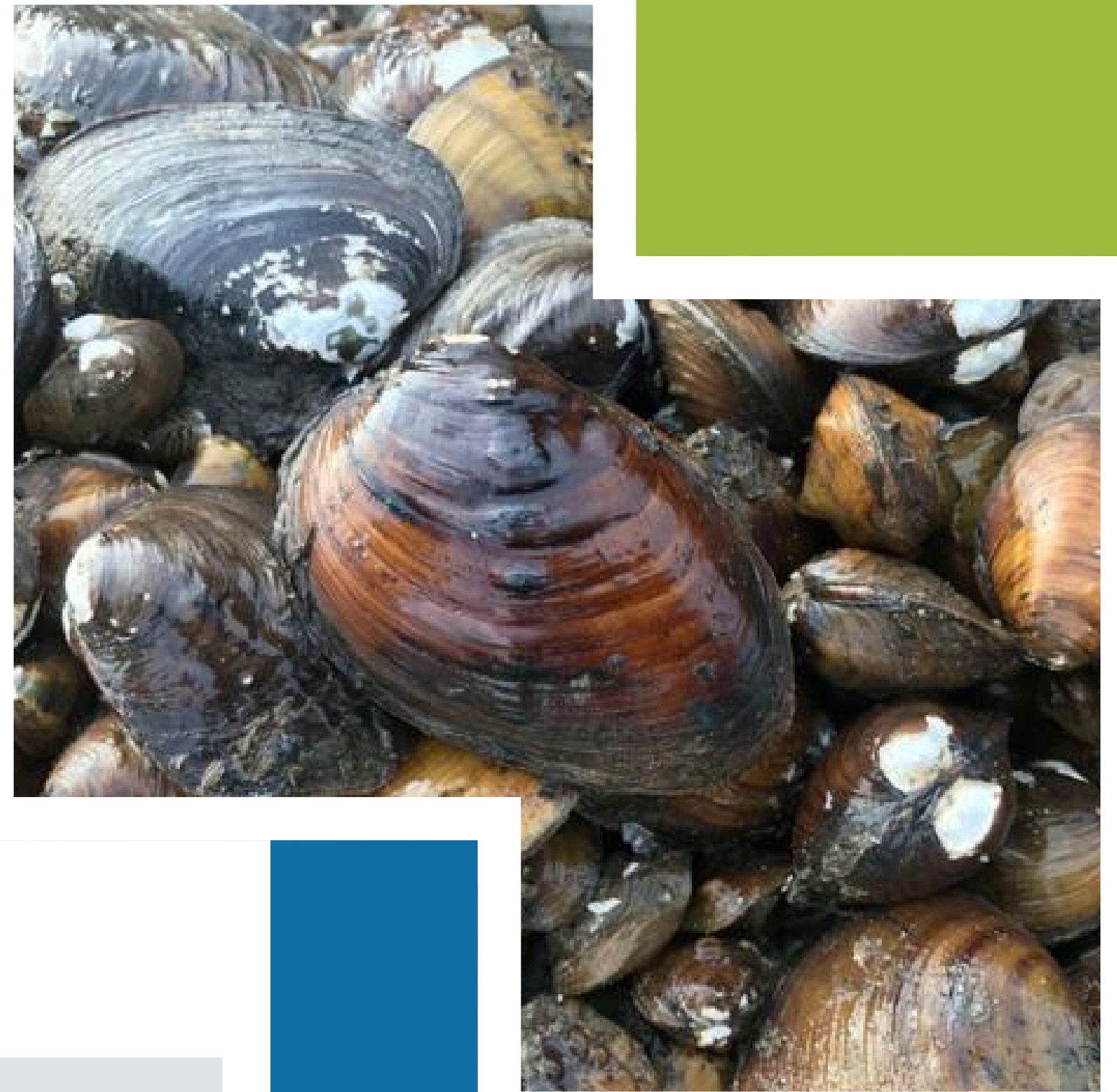
- Riverbank Phase II Environmental Assessment (2013)
- Supplemental Assessments (2015)
- EPA Brownfields Cleanup Grant Awarded (2015)
- BDC Retained Civil & Environmental Consultants (2016)
- Institutional & Engineering Controls for VRP
 - Engineered Barriers (i.e., Slurry Walls, Sheet) Other SSD Systems in Place by October 2016
 - Cover Technologies (i.e., Capping) by October 2016
 - IC in Place by March 2018



MUSSEL SURVEY & RELOCATION

MUSSEL SURVEY PROTOCOL

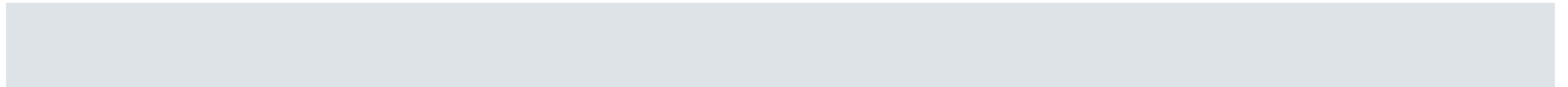
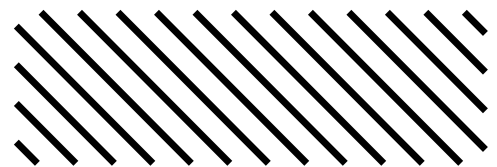
Mussel survey protocol requires coordination with WVDNR (and US FWS if water contains known FLS) and must take place between May-October. Observed mussels found during timed searches are identified by surveyors. If relocation is necessary, it must be approved in advance by state and federal agencies.



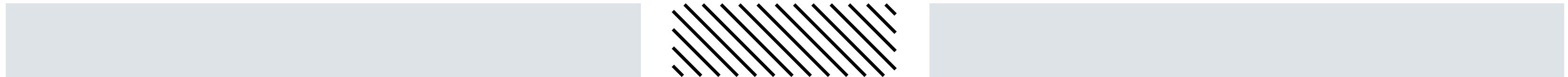
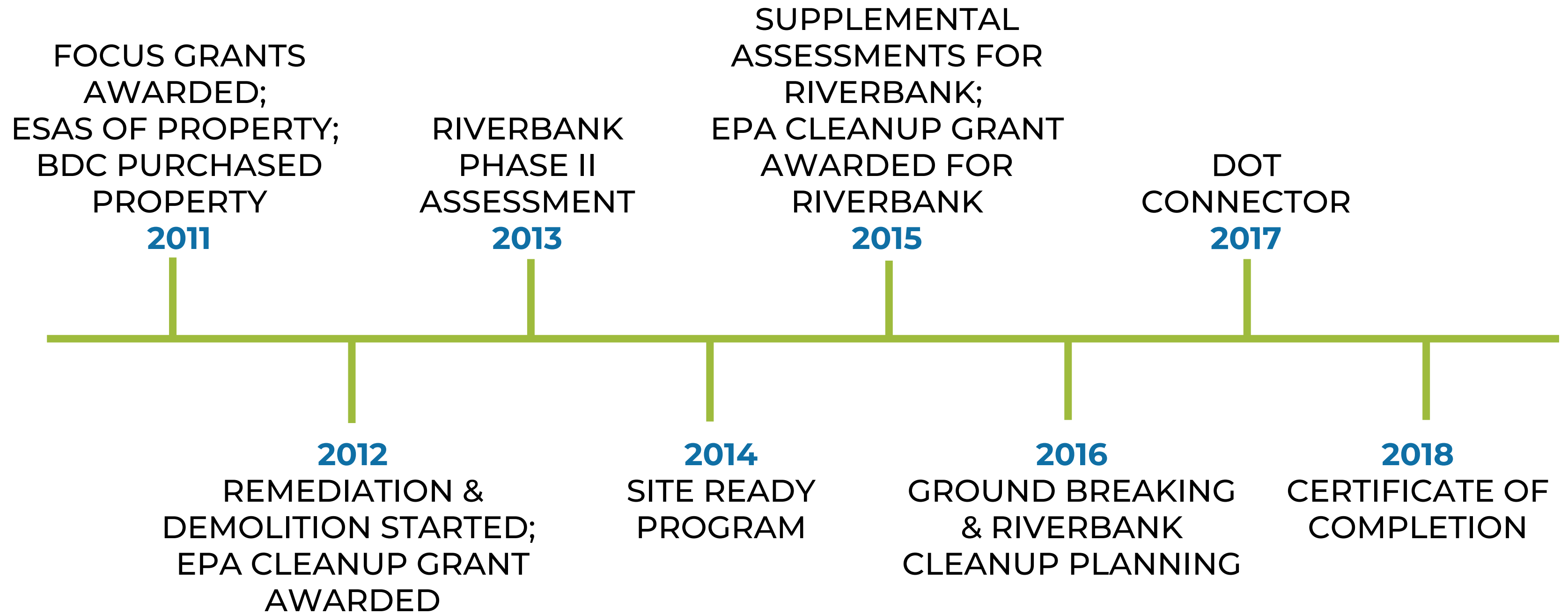


REDEVELOPMENT CONCLUDES

- Ground Breaking & New Construction Starts (2016)
- U.S. Department of Transportation (DOT) Funds Rock Springs Connector (2017)
- WVDEP Awards Certificate of Completion (2018)



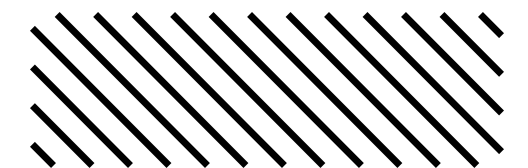
REDEVELOPMENT TIMELINE



PROJECT FINANCING

- ▶ U.S. EPA: \$554,700
- ▶ WVDO: \$3,333
- ▶ BROWNFIELDS ASSISTANCE CENTER: \$39,500
- ▶ WV HUB CAP: \$2,500
- ▶ HANCOCK COUNTY COMMISSION: \$500,000
- ▶ BDC: \$245,606
- ▶ WV IJDC: \$200,000
- ▶ DOT TAP: \$149,620
- ▶ WV EDA: \$2,000,000
- ▶ UNITED BANK: \$2,200,000

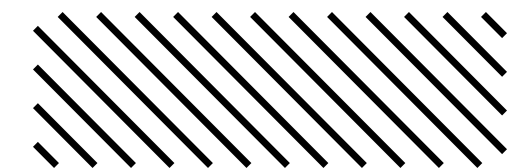
TOTAL: \$5,895,259



PROJECT PARTNERS

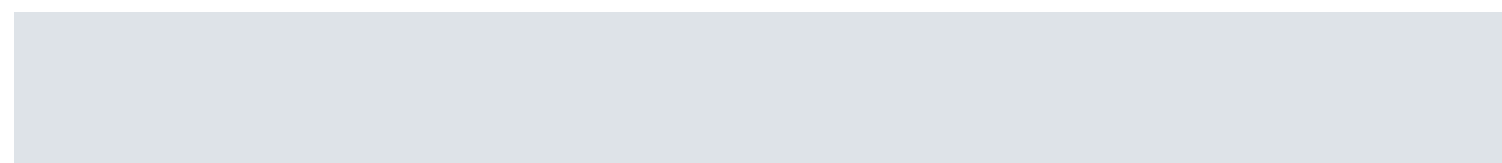
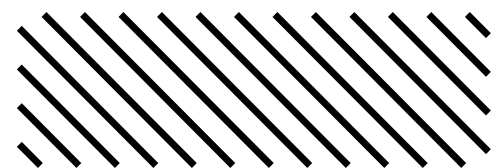
- ▶ U.S. EPA, U.S. ARMY CORPS OF ENGINEERS, U.S. ECONOMIC DEVELOPMENT ADMINISTRATION
- ▶ APPALACHIAN REGIONAL COMMISSION
- ▶ WV DEP, WV DOT, WV GOVERNOR'S OFFICE, WV STATE LEGISLATIVE STAFF
- ▶ BROOKE-HANCOCK REGIONAL PLANNING & DEVELOPMENT COUNCIL
- ▶ CHESTER CHAMBER OF COMMERCE, CHESTER CITY COUNCIL
- ▶ BROWNFIELDS ASSISTANCE CENTER, WV COMMUNITY DEVELOPMENT HUB
- ▶ WEST VIRGINIA UNIVERSITY
- ▶ PRIVATE BROWNFIELD REDEVELOPMENT COMPANIES
- ▶ TWO LOCAL TASK FORCE COMMITTEES
 - LOCAL LEADERSHIP, BUSINESS, & RESIDENTS
- ▶ BUSINESS DEVELOPMENT CORPORATION OF THE NORTHERN PANHANDLE (BDC)

WV Brownfield Award for Environmental Impact (2015)



CONCLUSION

- ▶ **Be Creative**
Change the message, not the project. Brownfields aren't a water program, but this funding cleaned up contaminants that affected the water.
- ▶ **Be Collaborative**
Collaboration makes a difference. Partners strengthen project support and bring helpful resources (funding, media attention, etc.).
- ▶ **Be Constant**
Don't give up. These projects take time, so push forward continuously!



QUESTIONS?



THANK YOU!



Pat Ford

City of Bridgeport, WV
pford@bridgeportwv.gov



Carrie Staton

Brownfields Assistance Center
& Mid-Atlantic TAB
carrie.staton@mail.wvu.edu



LinkTree to
Website &
Social Media



West Virginia
Brownfields Assistance
Center LinkTree



Mid-Atlantic Technical
Assistance to
Brownfields LinkTree