

City of Vienna, WV

FY 2017

**DRAFT**

EPA Brownfields Site-Specific Hazardous Cleanup Grant  
Application

MUST BE ON APPLICANT'S OFFICIAL LETTERHEAD

December 22, 2016

Environmental Protection Agency Region 3  
Attn: Tom Stolle  
1650 Arch Street  
Mail Code 3HS51  
Philadelphia, PA 19103

Re: City of Vienna, WV  
FY2017 EPA Brownfields Site-Specific Hazardous Cleanup Grant Application

Dear Mr. Stolle:

The City of Vienna is pleased to submit a grant application for a \$200,000 US EPA Brownfield Hazardous Substances Cleanup Grant for the 19 acre former Johns Manville site. This funding would provide momentum to the Spencer's Landing Revitalization to remediate the abandoned, long time fiberglass and glass materials production site into a vibrant community asset. The site is close to Vienna's downtown and adjacent to a longstanding neighborhood of former Johns Manville workers and their families. The site is also adjacent to an underutilized section of Vienna's Riverfront along the Ohio River.

The City has committed all of its available resources to the acquisition, control, and assessment of the former Johns Manville property and is excited to work with the US EPA to clean up and redevelop the property into the future Spencer's Landing. The remediation and redevelopment of this site will bring many benefits to the community, the most immediate of which is removing the existing danger that the site poses to residents of Vienna. The final end-use of this site will be the culmination of efforts by the City, its residents, and many partners and stakeholders to remove a public hazard and realize the potential of this hidden asset to the citizens of Vienna.

The EPA grant funds will be used to clean up the 19 acre site, removing and isolating existing contaminants in preparation for redevelopment. We appreciate the chance to apply for this funding look forward to the opportunity this will afford us for economic and community development.

We thank you for your consideration of this proposal and ask that you approve and fully fund this request.

Sincerely,

Randy Rapp,  
Mayor  
City of Vienna, WV

- a. Applicant Identification: City of Vienna  
609 29<sup>th</sup> Street  
Vienna, WV 26105
- b. Funding Requested:  
i. Grant Type: Cleanup  
ii. Federal Funds Requested: \$200,000; Cost Share: \$40,000 (No Waiver Requested)  
iii. Contamination Type: Hazardous Substances
- c. Location:  
City of Vienna, Wood County, West Virginia
- d. Property Information for Site-Specific Proposals:  
Former Johns Manville Site  
2905 2<sup>nd</sup> Avenue, Vienna, WV 26105
- e. Contacts:
- |  |  |
|--|--|
| Project Director: Paul Thornton                                  | Chief Executive: Randall Rapp, Mayor                             |
| Phone number: 304-481-0772                                       | Phone number: 304-295-6081                                       |
| Fax number: 304-295-0737   | Fax number: 304-295-4138   |
| Email address: thortpe@yahoo.com                                 | Email: randy.rapp@vienna-wv.com                                  |
| Mailing address: 609 29 <sup>th</sup> Street<br>Vienna, WV 26105 | Mailing address: 609 29 <sup>th</sup> Street<br>Vienna, WV 26062 |
- f. Population:  
i. 10,573 (2015 U.S. Census Population Estimate);  
ii. The City of Vienna is a municipal form of Government.  
iii. Vienna is in Wood County, which is not experiencing persistent poverty as defined in the guidelines.
- g. Other Factors Checklist:  
“Other Factors” Checklist attached to cover letter.
- h. Letter from the State or Tribal Environmental Authority  
Letter from the WVDEP attached to cover letter.

## **The Narrative Proposal/Ranking Criteria**

### **1. COMMUNITY NEED**

#### **a. Target Community and Brownfields**

##### **Community and Target Area Descriptions**

The City of Vienna, West Virginia is located in Wood County along the eastern bank of the Ohio River. Vienna was founded by Dr. Joseph Spencer in 1794 and began as a 5,000 acre settlement given to Dr. Spencer as a reward for his services during the Revolutionary War. Vienna remained mostly farms until the early 20th century. However, development of the Ohio River Railroad (1884), the Interurban streetcar line (1902), and improved roads encouraged growth of both industry and population. Along with this growth the area welcomed West Virginia's first country club in 1902, which is still in operation as the Parkersburg Country Club just 5 blocks north of the heart of Vienna. When incorporated as a city in 1935, Vienna's population approached 1,500. By 1940, Vienna had five glass factories, a canning company, and a silk mill. Twenty-five years later, population had jumped to 9,300 due to growth following World War II. The City population peaked in the 1970's with almost 12,000 residents. However, the decline of manufacturing over the last 30 years has caused the City's population to decrease to 10,573, according to a 2015 US Census population estimate.

The Spencer's Landing project is located in the target neighborhood which includes Wood County's Census Tract 104, Block Group 2. This adjacent neighborhood is a low density residential area located between the Spencer's Landing project area and Grand Central Avenue, the main thoroughfare in Vienna. The targeted neighborhood has a higher rental rate of 28.9% when compared to the City's overall rental rate of 24.5%<sup>1</sup>. Additionally, 46.9%<sup>1</sup> of renters in the Census Block Group where the property is located are age 55 or older and that 16.8% of Wood County's population lives below the poverty threshold, including 25.1% of children under the age of 18 years old<sup>1</sup>. Compared nationally, the Wood County's poverty status for children is 3.2% higher than the national average<sup>1</sup>.

Vienna is home to Grand Central Mall, a regional mall which opened in 1972 and is the only enclosed mall within seventy miles. The mall, with its ninety tenants, is the primary hub of commercial, restaurant, and retail activity which makes Vienna a regional shopping destination in the Mid-Ohio Valley area of West Virginia and Ohio. The shift in the local economy means that former industrial sites have become more valuable when converted to retail and commercial property. For example, the Grand Central Mall was built on the former Stewart Airfield in 1972, and an area that includes a Sam's Club, Lowe's, banks and restaurants was the site of the National Bottle Manufacturing Company and then Diamond Bathurst Incorporated until 1986.

However, as is the norm, gains in retail employment have only partially offset losses in industrial and manufacturing jobs, wages, benefits, and local taxes.

##### **Demographic Information and Indicators of Need**

Compared with the bulk of West Virginia, which is challenged by a shortage of flat developable land, Vienna is more densely populated than the rest of the state due to its desirable flat terrain

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<sup>1</sup> 2010-2014 American Community Survey 5-Year Estimates

out of the floodplain. The population density of Vienna is 2836.1 persons per square mile, as compared to 237.4 persons per square mile in Wood County and 77.1 persons per square mile in the state, and 87.4 persons per square mile in the United States.

*Demographic Information*

	<b>Census Block Group 10704001 and 002</b>	<b>Vienna, WV</b>	<b>Wood County, WV</b>	<b>West Virginia</b>	<b>United States</b>
<b>Population:</b>	1,721	10,573 <sup>1</sup>	86,452 <sup>1</sup>	1,844,128 <sup>1</sup>	321,418,820 <sup>1</sup>
<b>Unemployment:</b>		5.8% BLS not seas. Adj. (BLS)	5.7% Aug 2016 not seasonally adj (BLS)	5.8% <sup>2</sup> - Sept 2016 Seasonally adjusted 5.3% - Sept '16 Not seasonally adj (BLS)	5.0% <sup>2</sup> - Sept '16 Seasonally adjusted 4.8% - Sept '16 not seasonally adjusted (BLS)
<b>Poverty Rate:</b>	12.6% <sup>3</sup> (2010-2014 ACS 5yr)	10.7% <sup>3</sup> (2010-2014 ACS 5yr)	16.8% <sup>3</sup> (2010-2014 ACS 5yr)	18.1% <sup>3</sup> (2010-2014 ACS 5yr)	15.6% <sup>3</sup> (2010-2014 ACS 5yr)
<b>Percent Minority:</b>					37.2% <sup>1</sup>
<b>Median Household Income:</b>		\$42,055 <sup>3</sup>	\$42,471 <sup>3</sup>	\$41,576 <sup>3</sup>	\$53,482 <sup>3</sup>

<sup>1</sup>Data are from the 2015 American Community Survey data profile and are available on American FactFinder at [http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_14\\_5YR\\_DP05&src=pt](http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_5YR_DP05&src=pt)

<sup>2</sup>Data are from the Bureau of Labor Statistics (The Employment Situation – March 2016) and are available at <http://www.bls.gov/news.release/pdf/empst.pdf>.

<sup>3</sup>Data are from the 2014 American Community Survey data profile and are available on American FactFinder at [http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_14\\_5YR\\_DP03&src=pt](http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_5YR_DP03&src=pt).

### Brownfields and Their Impacts

The former Johns Manville industrial site, located along 1<sup>st</sup> and 3<sup>rd</sup> Avenues and between 28<sup>th</sup> and 32<sup>nd</sup> Streets in Vienna, was once a source of local pride and a place of major industrial employment. The 19-acre site was used in the late 19<sup>th</sup> Century to treat cut wood with a chromate copper arsenate (CCA) solution. Meyercord Carter Company opened its Vitrolite plant at the location near the Ohio River in 1908, with the Imperial Canning Company establishing an adjacent facility in 1912. Vitrolite is a trade name for structural pigmented glass, a popular building material for table tops, store fronts, and bathroom or kitchen walls during the first half of the 20<sup>th</sup> Century. The Vitrolite plant, fully completed by 1914, was purchased by Libby-Owens-Ford in 1935 and ceased production of Vitrolite in 1950. Paul Thornton, Community Development Director with the City of Vienna, stated that potentially 600-800 people worked in the Vitriolite factory. Production shifted to fiberglass yarns and insulation and was most recently operated by the Johns Manville Corporation until approximately 2006. This final closure saw the end of the property's history as an industrial asset and matched the end faced by many major area employers in the production of glass, chemical, metals, fiberglass, and machine produced goods.

The site is currently unused, vacant and filled with refuse piles due to previous demolition activities undertaken by site owners. Prior to the City gaining site control, asbestos roofing material was bulldozed into scrap piles with concrete and building refuse. Following positive tests for asbestos, the WVDEP determined that the piles must be asbestos abated in whole. The site contaminants of concern are heavy metals, specifically arsenic, and to a lesser extent PAHs including, benzo(a)anthracene and benzo(a)pyrene. The site is also known to contain lead in surface soils surrounding the former building foundations.

An EPA National Priority List (NPL) Site EPA ID# WVD988798401, which is transitioning over to local oversight, exists near the brownfield, however the groundwater plume of tetrachloroethene (PCE) from Vienna PCE Site is located beneath the property. This has led to covenants and activity restrictions being recorded in the deed currently held by the City of Vienna, therefore, according to Triad's Phase 1 (August 2014), this is considered a "Controlled REC".

There are also significant perceived impacts from the Johns Manville site in addition to the real physical impacts described above. Recent years have seen much change at the site as demolition has started and stalled. The proximity of the site to the target neighborhood adds to the frustration of the community and uncertainty in the future of the site as well as real health and human safety impacts. The current condition of the Johns Manville site acts as a visible reminder of lost employment in the community of Vienna, of the loss of a productive industrial site, and that the location is an eyesore that needs addressed environmentally and redeveloped. For those former employees who have failed to find equally beneficial employment since the plant closure, the sight of the demolished buildings, empty concrete, and twisted heaps of metal surely represent a legacy of failure and resentment.

Public perception has proven a significant issue, as residents are understandably concerned with anything perceived to have a health hazard and react accordingly. During the July 24, 2014

Vienna City Council meeting, Kasey Brookover, a Vienna resident showed a positively changing perception of the project in her comment; “The City purchasing this property would be better because I feel like I can trust you as individuals to make the right decision for us and our community rather than someone else.” The feedback from the community has shown no public resistance to the redevelopment of the site as long as the cleanup is done correctly. Uncertainty about the extent of cleanup and public perception of related dangers comes from residents and former employees who have claims of reportedly toxic type materials being buried on the site or disposed of in the onsite landfill areas.

## **b. Welfare, Environmental, and Public Health Impacts**

### Welfare Impacts

This project’s target neighborhood is comprised of elderly individuals, long-term renters, and families living at or below the poverty line. This is an at-risk community that has been disproportionately impacted by the former Johns Manville property because of their close proximity to the site. If the brownfield clean-up does not happen, there is the likelihood that the sensitive population does not have the financial mobility to choose to relocate rather than face the negatives associated with a demolished, hazardous industrial brownfield in their immediate neighborhood which would likely continue to threaten the rate of home ownership in that neighborhood.

### Cumulative Environmental Issues

The City of Vienna faces a variety of environmental and justice issues in addition to brownfield challenges. There are 70 RCRA-listed hazardous materials reporting sites, two air emissions (AFS listed) reporting sites, 36 water discharge (PCS/ICIS listed) reporting sites, two toxic release (TRI listed) sites, and one superfund property in the City. However, there has never been a brownfield assessment or cleanup grant, CARE grant, or environmental justice grant awarded to the City. Further, although a number of potential brownfield sites are known to exist in the City, there are no properties listed in the ACRES database. This all demonstrates a lack of historic state and federal information for the region and a clear need for assistance in our efforts to address environmental justice issues related to the former Johns Manville site.

Grand Central Avenue/West Virginia Rt. 14, which runs the length of Vienna and adjacent to the site, has one of the highest average non-interstate average daily traffic (ADT) counts in the State of West Virginia. The WV Department of Transportation 2010 study showed a 36,200 ADT count at the Vienna/Parkersburg boundary and a 21,400 ADT count for cars passing the Johns Manville site on Grand Central Avenue. This heavy traffic adds to cumulative environmental issues of both air and noise pollution faced by Vienna and the target community around the brownfield.

In 2016 the City of Vienna faced another environmental and public health issue after the US EPA issued a new natural standard for C8 in drinking water, leading to residents in Vienna and nearby Parkersburg being advised not to drink their water. C8 was made and used nearby as a processing agent to make Teflon and other nonstick products, oil-resistant paper packaging and stain-resistant textiles<sup>2</sup>. While the City responded quickly to the issue and drinking water was

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<sup>2</sup> <http://www.wvgazettemail.com/news/20160519/do-not-drink-advised-for-vienna-water-after-epa-issues-c8-guidance#sthash.Ka44Burv.dpuf>

restored to safe levels quickly, this additional environmental issue is indicative of the industrial history of the area and its ongoing impacts to the community.

### Cumulative Public Health Impacts

The City of Vienna and target community are located central to a concentration of the Mid-Ohio Valley's once flourishing chemical industries and coal fired power plants. Because of this, the City faces a variety of impacts to its health and welfare. According to the EPA's Environmental Justice Viewer, the City's cancer risk is 30-60 per million compared to 25-35/million in nearby counties and only 16-25/million across most of the state. In addition, the City has an elevated respiratory risk of 1.34 compared to surrounding areas with risks of 0.5-1.0 or lower. The City also has an elevated neurological risk of 0.45-1.00 compared to a risk of <.05 in most of the state. Vienna has an infant mortality rate of 5-7 per 1,000 live births and a low infant birth weight of 55-75 per 1,000 live births. Cancer, respiratory, neurological, and infant mortality/LBW risks all disproportionately impact Vienna's at-risk populations and target community.

#### **c. Financial Need**

##### **i. Economic Conditions**

Vienna has seen a major decline in manufacturing firms and employment over the past 50 years, including the loss of Johns Manville. The following information from Workforce Investment Area 4, which includes Vienna, Wood County, and the surrounding region of West Virginia, indicates the unfortunate level of manufacturing sector job loss over more than a decade. This decline in employment leads to hardship throughout the community, leaving the City and the County with a lower tax base and shrinking public budgets to meet the demands of day-to-day operations, much less the added expense of special, though important, projects like the Johns Manville remediation and redevelopment.

The City of Vienna is committed to this project and has spent \$900,000 on major site activities including due diligence, site purchase, site control, and site assessment. However, unless Vienna can identify funds to complete clean up, they have a limited budget and reserves at their disposal at this time. The City is working with local and regional banks which have shown an interest in the project but are unable to assist until the project is further developed and the environmental concerns have been addressed.

This type of budgetary investment also stressed the political goodwill between Vienna government and citizens, when quick positive results are not clearly evident. The future of the project is dependent upon receiving additional sources of funds. The City of Vienna has a small and aging population that is unable to fully fund the remaining steps to remediate and redevelop the former Johns Manville property at this time. Timing is becoming an issue, as the longer the delay in site clean-up continues, the less willing investors are to put projects on hold before they move on to another site ready for construction. In the meantime, the opportunity for the site to contribute to the tax base and the industrial economy is languishing. The median age is 43.8 years and 19.6% of the population is over age 65. Many of those who retired from local industry upon closure live in the area but their children have moved away due to lack of opportunity. That exodus will continue if employment opportunities are not increased. Average household size has decreased to 2.24 and 68.9% of households are 1 or 2 person households (Census.gov).



ii. Economic Effects of Brownfields

Brownfields are negatively impacting the community in many ways. The town suffers a reduced tax base through vacant, unused brownfields themselves, as well as their impact on neighboring property values. The EPA estimates that brownfields reduce property values in surrounding residential neighborhoods by 2-3% and successfully cleaning up a brownfield site can increase overall property values in a one-mile radius by \$0.5 to \$1.5 million. Vienna's downtown suffers from a loss of business opportunities and job opportunities because of the nearby brownfield sites. The Johns Manville site negatively impacts existing business, limits growth potential and customer access, and limits interest in creating new business nearby. Vienna has potential for growth, however the city is somewhat landlocked by terrain and the fact that areas outside city limits must self-elect for annexation. Since purchasing the Johns Manville property, the City of Vienna has successfully annexed this brownfield into the city. Future operations will now contribute to the city budget through B&O taxes. This was also a protective measure to remove the property from the county, which has no zoning or controls over business siting. Public meetings have exposed the fact that an interested company had inquired about placing a sludge holding pond on the site prior to the City acting to purchase the property. This has indicated to citizens that Vienna has a higher purpose in mind of being a good steward of property, while seeing that the Johns Manville property is redeveloped to the greatest benefit of the Vienna residents.

As manufacturing declined in Wood County and the region, there was a dramatic loss of jobs, population, business opportunities, depressed property values, and loss of tax base leaving few resources to clean up brownfields. In Vienna, the closure of the Johns Manville plant, leaving a brownfield in its wake, had major negative economic impacts. Examples include: a significant decline in tax revenue; a damaged economy with reduced interest in redevelopment; and a number of abandoned and dilapidated buildings. The oil and gas industry's sudden growth in the Ohio Valley made industrial sites more in demand, but recent fluctuations in the market have placed many of those opportunities on hold.

**2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS**

**a. Project Description**

i. Existing Conditions

The Johns Manville brownfield property is divided into multiple parcels, which are divided into upper and lower sections. The two sections are divided by 1<sup>st</sup> Avenue and the parallel rail line that bisects the property. This project focuses on the upper, or eastern, parcels, which will be redeveloped into a mixed use property. This site is entirely covered in concrete and remnants of former manufacturing facility structures, which comprise the former glass fiber manufacturing facility consisting of several buildings totaling 359,000 square feet.

Assessment of the site includes multiple Phase 1 reports, as different owners performed due diligence, including the City of Vienna prior to purchase. Additional Phase 2 equivalent assessment and characterization has occurred of the site including a limited soil sample analysis Burgess and Niple in January 2008, and a limited Asbestos and Lead Inspection Report prepared by Lepi Enterprises, Inc. dated October 2009.

The site is currently unused and sits vacant and partially dilapidated due to demolition activities undertaken by the City of Vienna, and previous owners prior to 2014. The site has been characterized and is known to contain an aboveground storage tank, methylene chloride, benzo(a)anthracene, benzo(a)pyrene, selenium, and arsenic in groundwater, plus arsenic in surface and subsurface soil. The site is also known to contain lead in surface soils surrounding the former building foundations on the eastern portion of the site.

The proposed Spencer's Landing project (on the former Johns Manville property) will feature several redevelopment uses identified as community needs and which will address concerns brought to the attention of the City by local residents. This plan aligns with the redevelopment vision created by community volunteers working with the City's "Spencer's Landing Redevelopment Committee" on reuse plans for the property. The City plans to develop Spencer's Landing in a phased approach. The 19-acre site will be redeveloped with the intent to maximize investments and job growth. The city currently sees high interest in a mixed use development featuring commercial and residential uses, which will complement the neighboring residential neighborhood. The City has already extended 28<sup>th</sup> street, which will increase the connection to the nearby Grand Central Avenue and focus on intentional pedestrian and traffic controls to alleviate residential congestion and help workers and residents travel to their destinations. All of these design plans factor in local market studies and community feedback focusing on the needs of local citizens as well as their concerns related to potential reuse options.

The cleanup and development of the Spencer's Landing project will provide a significant boost to the overall revitalization of the City of Vienna. This 19-acre site is in the heart of the city, sits adjacent to a residential area and the city's commercial downtown, as well as occupying prime riverfront real estate. The redevelopment includes the creation of additional commercial and retail space, the revitalization of the industrial property into a high-technology and high dollar business investment and attractive buffers around development and parking fits the City's market needs. The site is located nearby the Vienna Public Library and Vienna Senior Center and the redevelopment will include designed access to and from these locations.

This project is extremely important to our local area and has numerous features making it a high priority for redevelopment. The location, close to the downtown city center and existing commercial properties; presence of river frontage; an existing rail line; existing use as recreational land and connector access to local trail systems, along with a strong momentum to remediate an unsightly area in the community make this site ideal for redevelopment.

ii. Proposed Cleanup Plan

Based on the assessment activities conducted to date, an analysis of remediation alternatives was performed, with the results indicating a combination of capping the heavy metal-impacted soils and excavation of petroleum-impacted soils on the riverside (western) portion being the best option, based on cost and achievement of cleanup that coincides with redevelopment plans.

This method includes placement of a barrier on top of the heavy metal impacted soils, removal of an isolated area of petroleum impacted soils and confirmation of the remediation standards through completion of the WVDEP Voluntary Clean-up Program. The barrier would serve two purposes: Create a barrier between existing heavy metal impacted soils to stop any exposure to

human health, and create a safe, useable recreational space for the public. The Riverside portion of the site is approximately 17.5 acres with approximately 3.5 acres covered by a former parking area. The parking area will continue to serve as a parking area for the new recreational area and serve as a cap/exposure barrier for those 3.5 acres. Approximately 8 acres of the Riverside portion will be redeveloped into recreational fields. These 8 acres (38,720 yd<sup>2</sup> area and 12,906 yd<sup>3</sup> volume of soil) will be capped as described below. The remaining acreage 6.5 acres are non-impacted by the contaminants of concern or have existing barriers in place.

Capping of the exposed section of the Riverside portion of the Site with a geotextile layer and clean fill material will act as a barrier to restrict existing arsenic, lead, and contaminated soil from migrating upwards from the existing soil layer. The geotextile fabric should have an acceptable permittivity and be placed over the existing soil and covered with clean fill. The fill material shall be placed at a minimum of 12 inches and lightly compacted. The depth needs to be sufficient to allow for wear from recreational use of playing fields and activities commonly associated with recreational and park facilities. Once the fill is in place and the capping complete, restrictions on excavation will be placed and coordinated with the WVDEP to ensure that future human health is protected. Capping of the heavy metal impacted soils and addressing site contamination to turn the Riverside portion into a new public recreation facility is estimated to cost \$244,269.20. This plan is consistent with the information submitted in the attached Analysis of Brownfields Cleanup Alternatives (ABCA).

iii. Alignment with Revitalization Plans

Describe how cleanup of the property aligns with the target area's land use and revitalization plans, and how you will incorporate equitable development practices or sustainable practices, such as the HUD-DOT-EPA Livability Principles as described in Section I.E. of these guidelines.

Describe the redevelopment strategy, or projected redevelopment, of the subject property, including specific redevelopment plans which are already in place. Also discuss how you will make use of existing infrastructure (water, sewer, transportation, etc.).

**b. Task Descriptions and Budget Table**

The proposed cleanup plan for the site consists of five distinct tasks, as outlined below.

Task 1: Programmatic Oversight (\$20,000)

The project budget includes funding for the programmatic oversight of the grant. Already heavily invested in this revitalization project, we plan for more resources to go to clean-up of the site than soft costs. The funding for a project manager (\$20/hour plus 25% Benefits) for 20 hours per month for project oversight for the duration for the grant (36 months) will be cost shared by the City of Vienna at total cost of \$18,000 plus fringe (\$2000) for a total of (\$20,000 cost share). In 2015-16 Vienna has continued to invest administration time in the grant process by sending staff to EPA national and WV brownfield conferences to learn best practices and identify ways to leverage EPA resources.

Activities related to oversight of grant implementation being performed by the project manager also include:

- Coordinating the City's participation in the Voluntary Remediation Program;
- Facilitating the preparation of the RFP's, interviewing and hiring contractors, completing all necessary time sheets, tracking and confirming in-kind donations; and
- Leading project meetings to confirm proper execution of work; and

#### Task 2: Community Outreach and Engagement

The City of Vienna is working with a Spencer's Landing Redevelopment Project Committee which began meeting in June of 2014. The Spencer's Landing Redevelopment Project Committee is made up of City officials, County Representatives, the Mid-Ohio Valley Regional Council, local business owners and citizens which is composed of private citizens, adjacent and development professionals. This group will continue to meet prior to and after the clean-up award to creatively and consistently engage the community. The City will use staff time to maintain an active website and Facebook page with project updates. Community workshops will be held to obtain public input, provide project updates, and facilitate networking. Community input will be used to identify and further refine reuse plans. Informational materials and public documents will be made available through the City's website as well as hard copies available at City Hall. The budget for this task includes \$2,000 for information materials, printing, community meetings supplies, and \$1,000 for public notice costs in the newspaper and on other media totals \$3,000 which will be paid via cost share by the City. (\$3,000 Cost Share).

#### Task 3: Remediation Planning

This task includes labor to finalize a remedial action plan for approval by the WV Department of Environmental Protection (WVDEP). This task will be completed prior to initiation of cleanup activities, ensuring that cleanup activities meet appropriate cleanup goals for site reuse. The City will hire a qualified environmental consultant to complete and submit a formal site remediation, and associated documentation such as Health and Safety Plan and Quality Assurance Plan, for approval by the WVDEP. This task will be paid for by the City as cost share for a budgeted amount of \$15,000. (\$15,000 Cost Share)

#### Task 4: Site Cleanup

The City of Vienna will hire a qualified environmental contractor to complete the remediation activities at the site in accordance with the scope of work identified by the remedial action work plan. This task includes labor, equipment and materials for the remediation of hazardous materials impacted soils and the installation of the cap and associated engineering controls and institutional controls. The preferred method of clean-up is estimated to cost approximately \$244,000. The EPA grant funds budget includes \$200,000 with \$2,000 in grant specific cost share. The additional \$42,000 in anticipated clean-up costs is being pursued through multiple funding options at this time. (\$200,000 EPA/\$2,000 Cost Share)

Budget Table: Spencer’s Landing Redevelopment Initiative Clean-up Grant

Budget Categories	Project Tasks (\$) (programmatic costs only)				Total
	(Task 1)	(Task 2)	(Task 3)	(Task 4)	
Personnel					
Fringe Benefits					
Travel <sup>1</sup>					
Equipment <sup>2</sup>					
Supplies					
Contractual					
Other (specify)					
<b>Total Federal Funding (not to exceed \$200,000)</b>					
<b>Cost Share (20% of requested federal funds)<sup>3</sup></b>					
<b>Total Budget</b>					

<sup>1</sup> Travel to brownfield-related training conferences is an acceptable use of these grant funds.  
<sup>2</sup> EPA defines equipment as items that cost \$5,000 or more with a useful life of more than one year. Items costing less than \$5,000 are considered supplies. Generally, equipment is not required for Cleanup Grants.  
<sup>3</sup> Applicants must include the cost share in the budget even if applying for a cost share waiver. If the applicant is successful and the cost share waiver is approved, it will be removed in pre-award negotiation.  
Reminder: Administrative costs, such as indirect costs, of grant administration with the exception of financial and performance reporting costs are ineligible grant activities.

**c. Ability to Leverage**

Vienna has a multitude of community organizations and local foundations that have expressed interest and shown the capacity to assist financially and logistically in maximizing the impact of revitalizing Spencer’s Landing. The City has already received approximately \$26,000 worth of services from the Mid-Ohio Valley Regional Council for labor related to cleanup planning activities as well as an additional \$5,000 in labor for streetscape and pedestrian/vehicle traffic route planning. The Vienna Public Library has committed the use of their facilities as needed for community meetings and other planning activities which they value at \$5,400 over the project’s 3-year period. Further, the Northern WV Brownfields Assistance Center has committed staff support and expertise up to \$15,000 dollars. The WV Redevelopment Collaborative and BB&T have awarded the Spencer’s Landing Redevelopment Initiative a \$2,500 grant and a team of redevelopment experts to help guide the City through the redevelopment process. The City of Vienna will pursue recreational development grants from organizations such as KABOOM, and the American Youth Soccer League (AYSL), and other sports related entities. The City will also pursue a partnership with the West Virginia Department of Natural Resources (WVDNR) and the Army Corps of Engineers to collaborate a public dock/riverfront area to be constructed once remediation is complete.

### **3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS**

#### **a. Engaging the Community**

The City will hold quarterly community update meetings as part of the community outreach and engagement task. These quarterly meetings will provide a way for the City to involve the public in decision making throughout the planning and implementation of the grant project. Meetings will be used to provide project status updates as well as solicit comments, feedback, and concerns from stakeholders and the target community. The City will also use these meetings to seek out and address any health, safety, or community disruption concerns. These local, public meetings will be held at times that enable and encourage sensitive populations, nearby residents, and members of the target community to participate.

Vienna has and will continue to work with the West Virginia Redevelopment Collaborative (WVRC), a Claude W. Benedum Foundation funded program, to conduct the site re-use visioning process. WVRC has awarded a grant to Vienna and is currently focusing on team building, connectivity and transportation infrastructure issues related to the project and working to attract additional funding. A Visioning Meeting was held at the Vienna Community Building July 23, 2014. More than 65 people showed up to learn about efforts to redevelop the former manufacturing facility and share their vision for reuse of the site. Many residents shared their ideas; from a brewery, restaurants, local retail shops, small civic center to fishing, swimming and boat docks. Community members also were updated and provided feedback about the project during a November 29th, 2016 Public Meeting. Attendance was over XX people, plus the press. A news article and a citizen letter from that meeting are included with the records of community notification.

Previous and upcoming public notices of meetings are being published in the Parkersburg News and Sentinel which is the primary daily paper for Vienna, Parkersburg, and much of the local region. Flyers are also posted by the city at businesses and distributed to interested parties around Vienna. Community meetings will be held at various sites in addition to the City Building. There is ample space for public meetings at the senior center, local church buildings, the Mid-Ohio Valley Regional Council conference room, and private conference facilities could accommodate any county-wide input meetings we wish to hold. Community meetings will be held throughout the course of the project and input will be sought prior to critical junctures in the process of site clean-up, planning, and redevelopment. In addition to public meetings residents are always encouraged to email questions or comments to city staff or regional council staff, and that contact information is made available in public notices. The City of Vienna actively communicates with the citizens of Vienna through the City's website and on the City's Facebook page. While seeking public comment on the EPA Cleanup grant application for the Spencer's Landing Redevelopment Project, the City posted a request for comment on their Facebook page and received 205 comments in addition to 439 likes and 125 shares. This communication plan is appropriate an effective because of the small population of the community and high attendance at public meetings as well as high use of local media.

When specific environmental concerns are raised, we will address questions accurately by conferring with environmental professionals and using factual reporting to clarify the true nature of the threats and hazards possibly posed to the community. If clean-up activities or any mitigation activity will cause levels of dust, noise, or any other potentially harmful or damaging condition,

the nearby residents and sensitive populations will be notified by the city. This will be done with door hangars and personal visits by a representative to ensure public awareness and provide a timeline for when the potential hazards might be greatest.

**b. Partnerships with Government Agencies**

The WV Department of Environmental Protection (WVDEP) is responsible for the oversight of the state's brownfields program. Their role in this project is through their Voluntary Remediation Program which works with property owners to create remedial action plans that will meet state and federal guidelines for cleanup standards and ongoing site control and maintenance of continuing obligations. The mayor has signed paperwork showing the site is now entered into the state Voluntary Remediation Program under the city's name. By providing technical expertise and guidance as well as required oversight through proper permitting processes, the actions of the City will be carefully considered and reviewed prior to any actual work taking place. This will guarantee oversight by WVDEP, who is also issuing the surface clean-up permit as soon as the city reaches agreement with a contractor. The DEP will also participate in community meetings and provide enhance community education on brownfield concerns and how they are being addressed. In addition, the Mid-Ohio Valley Regional Health Department will be a partner during the cleanup phase of the project to ensure that the health and safety of any potentially impacted citizens is maintained throughout project activities. Other government agencies partnering in this project are the Mid-Ohio Valley Transit Authority, West Virginia Division of Natural Resources, Northern WV Brownfields Assistance Center, and the Mid-Ohio Valley Regional Council. These entities will provide expertise on each phase of the project as needed.

**c. Partnerships with Community Organizations**

The City of Vienna has reached out to community organizations and stakeholders in the redevelopment of the Spencer's Landing Initiative. The City has partnered with several of these organizations, listed below. The City will continue its efforts to reach out and work with all community organizations interested in this project. These efforts will be conducted through the City's community engagement plan which includes the creation and distribution of project update materials as well as regular community meetings. Current and future community organization partners will be involved during the planning and implementation of this project through meetings to solicit input and feedback on each stage of the project.

**d. Partnerships with Workforce Development Programs**

The City of Vienna is dedicated to supporting the local economy and will make efforts to link members of the community to potential employment opportunities related to site cleanup and the contractors to be hired to conduct the cleanup. Ohio Valley University (OVU), located in Vienna, is likely a strong partner to a key business interest that could potentially occupy the Spencer's Landing industrial site in the future. Between the technology company pursuing location on the former brownfield and the partnering program at OVU, there is a potential for 70-80 permanent new jobs and an influx of students to a dynamic new program. While, there are no environmental job training programs in the immediate area, the City plans to reach out to local Community and Technical Colleges as potential partners in offering local environmental job training opportunities. The City will also partner with Workforce WV to connect area employers with potential employees in the local area as well as any available workforce training

opportunities related to the cleanup and redevelopment of the Spencer's Landing project. Local Colleges and Universities offer Solar Energy Technology and Energy Assessment Courses of Study. The City will reach out to the leaders of those programs for potential hires, and learning opportunities as the site plans are developed incorporating sustainability principles.

#### **4. PROJECT BENEFITS**

##### **a. Welfare, Environmental, and Public Health Benefits**

The Johns Manville site is located in the heart of downtown Vienna, adjacent to a residential area, and along the City's riverfront. Successful cleanup and re-use of the site will address significant environmental health risks. Site contaminants pose a significant danger to the at-risk populations in the nearby residential areas, including children and families below the poverty line and elderly individuals. The cleanup of this site will help foster a health and wellness environment that the community currently lacks and greater access to recreational resources that could develop and engage all members of the community.

Sensitive and nearby populations will obtain increased protection from contaminants through the removal of on-site contaminants or environmental controls placed on the property, paving the way for new development and associated improvements in the community. Specifically, health benefits are extensive. A reduction in cancer deaths can be expected from chemical exposure to carcinogenic compounds like benzene, PCB's, and PAH's, which have been documented at the site. Elevated respiratory and neurological risks in the area, as well as negative impacts on newborns, will also be reduced in the City and the target community through the removal of contaminants on the property.

Social welfare benefits include a reduction in blight, an improvement in quality of life for adjacent residents, incentive for in-migration to the community, improved care of nearby properties, an improvement in the reputation and perception of the City of Vienna and Wood County and a tremendous boost in confidence for the community to overcome obstacles and come together to move forward. Health benefits include the elimination of local health threats from potential contacts or ingestion of on-site hazardous materials and drinking water protection.

Environmental benefits include outcomes the cleanup of 19 acres of land remediated through removal and stabilization of site contaminants and improved surface water, groundwater, and soil quality in and around the site. These benefits directly address the community's environmental concerns through the actual remediation of contaminated soil and engineering controls of groundwater on the site. In addition, public perception of the property will improve substantially due to the cleanup activities. Further, the community will become more educated on brownfield contamination and the risks related to it. This education will help improve the community's perception of other real and potential brownfield properties.



### **b. Economic and Community Benefits**

The City anticipates long-term economic benefits from the redevelopment of the Johns Manville property into the new Spencer's Landing. The promise of increased economic activity and job growth associated with the Oil and Gas industry from regional Marcellus Shale growth puts pressure on the local communities, including Vienna, to meet the anticipated increase in needed housing, hotels, health and recreation, and retail facilities. The growth after the announcement of a multibillion dollar ethane "cracker" plant is a positive force we will build toward long term prosperity. There are challenges in readying the workforce and handling the influx of shorter term construction related workers, however converting underutilized brownfield properties is an important strategy toward fostering potential development and growth.

The community has expressed significant interest in a variety of retail developments including a local brewery, new restaurants, boutique stores, a civic center, outdoor/fishing supplies store, and swimming and boating docks. Development such as these, which have the backing and support of the local community, would be a sustainable economic improvement in Vienna and would provide new jobs, and expanded tax base, incentives for future development, attractions for local and regional tourists, and incentives for new residents to locate in Vienna. In addition, the reuse of the former Johns Manville property includes economic benefits to the City such as the reuse of existing infrastructure (reduced economic waste), tax revenue, and increased business traffic to downtown properties including possible new retail and restaurant growth.

## **5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

### **a. Audit Findings**

The City of Vienna is audited annually by the WV State Auditor's Office. The City of Vienna audit for year ending June 30, 2014 was completed on February 11, 2015 with no adverse findings as issued by a report of the West Virginia State Auditor's office on March 12, 2015.

### **b. Programmatic Capability**

The City of Vienna, WV is a tax exempt municipal government. Elected officials include the Mayor, Recorder, and 5 Council positions. The city has a very good history in complying with all requirements on past federally and non-federally funded grants. Purchases are requested by the Department Head involved and the City of Vienna Purchasing Agent makes sure that all purchasing rules are adhered to. All invoices are reviewed by the Department Head in charge of the project and then submitted to the Mayor for additional review and approval. Invoices are then forwarded to the Finance Director who determines that all applicable procedures have been followed. The City of Vienna will administer EPA funds through the Cities Finance Department. The Finance Department ensures compliance through monitoring of the sub-recipients. The City coordinates with the agencies to ensure that they perform in the time frame that is stated in their sub-recipient agreement and provides technical guidance as needed. The Finance Department works with the City's Community Development Department, Public Works Department, Police Department, Fire Department, and Parks & Recreation Department to address infrastructure, code enforcement, and public safety needs. The Finance Department meets regularly with these agencies for coordination among these agencies.

The Finance Department has a staff of three, Steve Black, Finance Director; Amy Roberts, Auditor; and Lisa Stephens, Accountant; with a combined 49 years of experience. City Finance Director Steve Black has been with the city for over 17 years, and prior to that he worked with governmental audits and other entities receiving Community Development Block Grants. Steve routinely handles the bid process and required legal ads and various other requirements of grant administration. Two monitoring methods are utilized by the City of Vienna. Method one involves monitoring projects directly administered by the City of Vienna. Method two involves monitoring projects directly administered by the City of Vienna. Monitoring in this category consists of evaluating the project goals, objectives and levels of accomplishments. Monitoring of the activities will further ensure a goal achievement and regulation compliance. Method two involves monitoring of other agencies, organizations, and recipients of Federal funds through the City of Vienna. This monitoring method is utilized to ensure agency accountability, compliance, and consistency with project goals and accomplishments.

The Community Development Director and the Finance Director will conduct on-site monitoring of sub-recipient agencies periodically. As stated in each contract, payment is made by reimbursement only. Quarterly reports and an end-of-year performance report are also required for each project. Staff will also work with the sub-recipients on a regular basis as a resource for technical assistance planning, implementation, project evaluation, and capacity building.

City of Vienna staff handles incoming funds of over \$11.5 Million, (per 6/30/14 audited financials). The Fiscal Year 2015-2016 Budget reflects \$7.3 Million in revenues.

\$11.5 Million, audit was done 4/13/2016 WV State Auditor's Office

*8million- general funds*

*3.5 million - water and sewer.*

**c. Measuring Environmental Results: Anticipated Outputs/Outcomes**

Discuss how you plan to track, measure and evaluate your progress in achieving project outcomes, outputs and project results. (Refer to Section I.D.1. for an explanation of outputs.)

**d. Past Performance and Accomplishments**

**i. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements**

Identify and describe each of your current and/or most recent federally and non-federally funded grants (no more than five) that are most similar in size, scope, and relevance to the proposed project. Demonstrate how you successfully managed the grant(s), and successfully performed all phases of work under each grant by providing the following information.

**1. Purpose and Accomplishments**

Describe the awarding agency/organization, amount of funding, and purpose

of the grant(s) you have received.

Discuss the accomplishments (including specific outputs and outcomes) of the project supported by these grants, including specific measure of success for the project supported by each type of grant received.

2. Compliance with Grant Requirements

Describe your compliance with the work plan, schedule and terms and conditions. Include whether you made, or are making, progress towards achieving the expected results of the grant in a timely manner. If not, discuss what corrective measures you took, or are taking, and how the corrective measures were effective, documented and communicated.

Discuss your history of timely and acceptable reporting, as required by the awarding agency/organization.

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**ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES  
FORMER JOHNS MANVILLE SITE – INDUSTRIAL EASTERN SIDE  
(AKA SPENCER’S LANDING)**

**2905 2<sup>ND</sup> AVENUE  
VIENNA, WOOD COUNTY, WEST VIRGINIA**

**Prepared For:**

**CITY OF VIENNA  
WEST VIRGINIA**

**Prepared By:**

**Northern West Virginia Brownfields Assistance Center**

**December 2016**

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### FIGURE

Figure 1 – Site Layout

**ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES  
FORMER JOHNS MANVILLE SITE – RIVERSIDE AREA  
(AKA SPENCER’S LANDING)**

**I. Introduction & Background**

**a. Site Location and Description**

The following Analysis of Brownfields Cleanup Alternatives (ABCA) for the future Spencer’s Landing development and the former John’s Manville site (herein referred to as “the Site”) is located at 2905 2nd Avenue in Vienna, Wood County, West Virginia. The location of the Site is depicted on the attached **Figure 1, Site Location Map** on the *Parkersburg, W.Va.* USGS 7.5-minute topographic quadrangle map.

The Site encompasses a 19-acre area of tax parcels known as the eastern portion, or Industrial area.

**b. Previous Site Uses & Remediation**

In the late 19<sup>th</sup> century, the Site was used to treat cut wood, but since then it has primarily been associated with production of glass products. In 1908, the Meyercord-Carter Co. began production of “vitrolite” glass at the manufacturing facility on site, and in since the early 1950s, the Johns Manville company used the facility to manufacture fiberglass yarns and building insulation until approximately 2006.

**c. Site Assessment Findings**

Assessment of the Site includes multiple Phase I ESAs related to multiple property owners performing their due diligence as the City of Vienna did prior to purchasing the Site. The most recent Phase I ESA, which included the 19-acre Site and an additional Riverside property owned by Vienna, was completed on August 27<sup>th</sup>, 2014 by TRIAD Engineering, Inc.

The Site was also assessed through Phase II equivalents and site characterization reports including a limited soil sample analysis Burgess and Niple in January 2008, a limited Asbestos and Lead Inspection Report prepared by Lepi Enterprises, Inc. dated October 2009, and a Limited Asbestos Survey by Pinnacle Environmental Consultants, Inc. dated November 2011.

The entire Site is currently unused and sits vacant and partially dilapidated due to demolition activities undertaken by previous site owners. Site assessment and characterization report results found that the Site is known to contain multiple contaminants mostly resulting from the manufacturing of glass and glass bi-products and waste. The contaminants and concerns on the Site include asbestos, lead, and benzo(a)pyrene. Asbestos is prevalent in the remaining or partially-remaining buildings onsite and in existing debris piles that contain a mix of concrete, metal, asbestos, and other debris resulting from prior owners’ incomplete demolition efforts.

The Site likely has lead in surface soils surround the former building foundations and water within 2 of the 4 pits on the eastern portion of the property near 3<sup>rd</sup> Avenue tested positive for lead in 2015. A small area near the former railroad spur tested positive for benzo(a)pyrene and is likely associated with heavy oils, asphalt, and/or coal.

Cleanup or remediation of the surface debris piles and subsurface soils and groundwater will be needed to mitigate and reuse the site.

#### **d. Project Goals**

This project will transform the former Johns Manville Site into Spencer's Landing, a proposed mixed use property with commercial retail, small businesses, and medical offices onsite to produce jobs and tax revenue for the Vienna and its residents. The medical offices may include doctor's offices, a swimming pool, physical therapy patient services, and public membership availability to the Vienna community. It will be redeveloped in a phased approach with community identified needs, which will address concerns brought to the attention of the City by local residents.

Finally, the 28<sup>th</sup> Street extension will connect to the nearby Grand Central Mall and focus on intentional pedestrian and traffic controls to alleviate residential congestion and help shoppers travel to their destinations. All of these design plans are based upon local market studies and community feedback focusing on the needs of local citizens as well as their concerns related to potential reuse options.

The cleanup and development of the Spencer's Landing project will provide a significant boost to the overall revitalization of the City of Vienna. This 19-acre site is in the heart of the city, and sits between a residential area and the city's commercial downtown and a recently redeveloped riverfront property, which now includes the Gold Star Families veteran's memorial dedicated in November 2016 and several needed community amenities such as recreation fields, a running track, and river access. In addition, the potential creation of additional commercial and retail space, and nearby parking fits the City's market needs. The site is located nearby the Vienna Public Library and Vienna Senior Center and the redevelopment will include designed access to and from these locations.

## **II. Applicable Regulations and Cleanup Standards**

### **a. Cleanup Oversight Responsibility**

The cleanup will be managed by the Voluntary Remediation Program (VRP), a West Virginia Department of Environmental Protection (WVDEP) program that encourages cleanup of contaminated sites as well as the redevelopment of abandoned and under-utilized properties. The VRP program requires that a Licensed Remediation Specialist (LRS) from West Virginia oversees the site investigation and cleanup with all reporting to be submitted and approved by

the WVDEP.

**b. Cleanup Standards for Contaminants**

The VRPs DeMinimus cleanup standards can be found in the West Virginia Voluntary Remediation and Redevelopment Rule (60CSR3) in Table 60-3B. Risk-based cleanup standards will be generated for contaminants, in accordance with the WVDEP VRP program.

**c. Laws & Regulations Applicable to the Cleanup**

Laws and regulations that are applicable to this cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act, the Federal Davis-Bacon Act, state environmental law, and town by-laws. Federal, state, and local laws regarding procurement of contractors to conduct the cleanup will be followed.

In addition, all appropriate permits (*e.g.*, notify before you dig, soil transport/disposal manifests) will be obtained prior to the work commencing.

**III. Evaluation of Cleanup Alternatives**

**a. Cleanup Alternatives Considered**

Based on the Phase II ESA equivalent and other assessment findings, available budget, and planned reuse, the recommended clean-up plan includes three alternatives for the Site:

Alternative #1: No Action

Alternative #2: Capping

Alternative #3: Excavation with Offsite Disposal

**b. Cost Estimate of Cleanup Alternatives**

To satisfy EPA requirements, the effectiveness, implementability, and cost of each alternative must be considered prior to selecting a recommended cleanup alternative.

**Cleanup Alternatives and Costs**

Three alternatives are considered for addressing arsenic and lead contaminated soil.



### Alternative #1 – No Action

No further action. This alternative would involve no action, leaving the site in its current condition. This is not a viable alternative given the current potential for public health hazards related to contaminants.

**Total = \$0.00**

### Alternative #2 – Capping

The entire Site is approximately 19 acres, with a majority of the surface are covered by a concrete, metal debris, parking areas, and dilapidated buildings that are in poor condition due to age and previous demolition.

Therefore a rough cost estimate would be:

- 12,906 yd<sup>3</sup> of Clean Fill (from within 7 miles) @\$13/ton = \$167,778.00
- 38,720 yd<sup>2</sup> of Geotextile fabric @\$0.71/sq. yard = \$27,491.20
- Mobilization/Grading/Labor = \$25,000
- Hydro seeding for capping (8 acres) = \$24,000

**Total = \$244,269.20**

### Alternative #3 – Excavation with Offsite Disposal

Removing the existing topsoil and fill material to a depth of 12 inches and replacing it with clean fill material meeting the requirements as noted in Option 1. This option will remove all possible contaminants and solid waste to a depth of 12 inches below ground surface. The excavated soil will be disposed of properly in an approved landfill and with WVDEP guidance.

A rough cost estimate would be:

- Removing existing soil (assume 12 inches over 8 acres) @\$38/ton = \$490,428
- 12,906 yd<sup>3</sup> of Clean Fill (from within 7 miles) @\$13/ton = \$167,778
- Mobilization/Grading/Labor = \$25,000
- Hydroseeding (8 acres) = \$24,000

**Total: \$707,206**

## **Effectiveness**

### Alternative #1: No Action

The No Action alternative will not be effective in controlling or preventing the exposure of receptors to contamination at the Site. It will not address or remove any site risks.

### Alternative #2: Capping

The Capping alternative is an effective way to prevent recreational receptors from coming into direct contact with contaminated soils on the Riverside portion of the Site, if the cap is maintained. To mitigate the vapor intrusion risk, the capping alternative must also include installation of a vapor mitigation system if buildings are constructed on the Site in the future. In addition, an institutional control (land use restriction) would need to be prepared and approved in coordination with the WVDEP Voluntary Remediation program and recorded on the deed to prevent ground water usage on the property and provide guidance on any potential exposure pathways based on future operations on the Site.

### Alternative #3: Excavation with Offsite Disposal

The Excavation with Offsite Disposal alternative is an effective way to eliminate risk at the Site, since contamination will be removed and the exposure pathways will no longer exist.

## **Implementability**

### Alternative #1: No Action

The No Action alternative requires no implementation, but is not recommended, due to its effectiveness.

### Alternative #2: Capping

The Capping alternative is relatively easy to implement initially, although ongoing monitoring and maintenance of the cap will require periodic coordination and reporting with the WVDEP Voluntary Remediation Program. Coordination (e.g., dust suppression and monitoring) during cleanup activities and short-term disturbance to the community (e.g., trucks transporting contaminated soils and backfill) are anticipated. To mitigate the vapor intrusion risk, the capping alternative must also include installation of a vapor mitigation system if buildings are constructed on the Site in the future. Future owners of the Site must implement control measures using best practices based on the land use restriction on the property and in coordination with the WVDEP's Voluntary Remediation Program.

Therefore, this alternative is considered easy to implement initially, but requires on-going maintenance and oversight.

Alternative #3: Excavation with Offsite Disposal

The Excavation with Offsite Disposal alternative is moderately difficult to implement. Coordination (e.g., dust suppression and monitoring) during cleanup activities and short-term disturbance to the community (e.g., trucks transporting contaminated soils and backfill) are anticipated. However, ongoing monitoring and maintenance will not be required following excavation and offsite disposal.

Therefore, this alternative is considered moderately difficult to implement initially, but requires no on-going maintenance and oversight. However, it is cost prohibitive.

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### **c. Recommended Cleanup Alternative**

Alternative #2: Capping is significantly less expensive than Alternative #3 Excavation with Offsite Disposal. However, Alternative #2: Capping would require ongoing monitoring and maintenance of the cap, installation of a vapor mitigation system if buildings are constructed to mitigate vapor intrusion risks, and the implementation of land use restrictions, making it more difficult to implement than Alternative #3: Excavation with Offsite Disposal.

Based on the evaluation above, the recommended cleanup alternative is Alternative #2: Capping. It is significantly less costly of the two alternatives that will mitigate or solve risks and is relatively easy to implement.

## **IV Consideration of Changing Climate**

A review of available climatic information was performed to evaluate whether changing climate conditions could impact the selected remedy. Information reviewed included:

- Temperature and Precipitation Predictions for Hancock County, WV found at [http://www.usgs.gov/climate\\_landuse/clu\\_rd/apps/nccv\\_viewer.asp](http://www.usgs.gov/climate_landuse/clu_rd/apps/nccv_viewer.asp);
- Confronting Climate Change in the Northeast found at <http://www.epa.gov/climatechange/impacts-adaptation/northeast.html>.

Based on a review of that information, the increasing magnitude of severe storm events/rainfall intensity could cause greater than anticipated erosion of the proposed soil cover. However, the fact that the covered areas are relatively level should minimize any potential effects. In any event, the vegetative cover will be designed to prevent erosion under changing climate conditions.

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## **Threshold Criteria**

### **1. Applicant Eligibility**

The City of Vienna, West Virginia qualifies as an eligible entity as a General Purpose Unit of Local Government and meets eligibility requirements of the Small Business Liability Relief and Brownfields Revitalization Act, per 40 CFR Part 31.

### **2. Site Ownership**

The City of Vienna possesses fee simple title to the 19-acre property formerly the Johns Manville site and now known as the future site of Spencer's Landing. The property was purchased by the City on September 19, 2014. The deeds are recorded at the Wood County Courthouse in Parkersburg, West Virginia and can be provided upon request. The City will remain the sole owner of the property until all of the cleanup work and other obligations funded by the grant have been completed and the grant is closed out.

### **3. Basic Site Information**

Site Name: Former Johns Manville Site (Spencer's Landing)  
Address: 2905 2nd Avenue, Vienna, WV 26105  
Current Owner: City of Vienna  
Site Acquisition: September 19, 2014

### **4. Status and History of Contamination at the Site**

The primary concerns for the former Johns Manville industrial site are hazardous materials including asbestos and lead. Asbestos materials exists in standing buildings and is mixed with concrete, metal, and debris piles resulting from previous partial demolition prior to the City's purchase of the property. Lead exists in water that sits in 2 of the 4 pits on the eastern portion of the property closest to 3<sup>rd</sup> Avenue. A small area tested positive for benzo(a)pyrene in 2008.

The 19-acre Johns Manville site was used to treat cut wood in the late 19th century. The Meyercord Carter Company operated its Vitrolite plant from 1914 to 1950 to make structural pigmented glass. In 1950, production shifted to fiberglass yarns and insulation and was most recently operated by the Johns Manville Corporation until approximately 2006.

The industrial site currently sits as a vacant eyesore with an abandoned and partially demolished factory and office buildings, piles of twisted metal and refuse, and empty concrete slabs surrounded by rusted, chain link fence. Contaminants and solid waste present on-site are the result of glass-making processes and manufacturing wastes.

### **5. Brownfields Site Definition**

- i. The Johns Manville site is not listed or proposed for listing on the National Priorities List.
- ii. The Johns Manville site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA.

iii. The Johns Manville site is not subject to the jurisdiction, custody, or control of the United States government.

**6. Environmental Assessment Required for Cleanup Proposals**

A Phase II ESA equivalent, Limited Site Soils Assessment report, was completed for the site for the Johns Manville Company in January 2008 by Burgess & Niple of Littleton, CO.

A Phase I Environmental Site Assessment of the former Johns Manville site was completed on behalf of the City of Vienna on August 27, 2014 by Matthew Wright and Heather Metz, Environmental Professionals, of TRIAD Engineering, Inc in Scott Depot, WV for the purpose of performing due diligence for the September 19, 2014 purchase of the property.

**7. Enforcement or Other Actions**

There are no on-going or anticipated enforcement actions from federal, state, or local authorities.

**8. Sites Requiring a Property-Specific Determination**

A site specific determination is not necessary for this site as it does not meet the special class category as described in the Cleanup Grant guidelines.

**9. Site Eligibility and Property Ownership Eligibility**

**(a) Property Ownership Eligibility – Hazardous Substance Sites**

**(1) CERCLA §107 Liability**

The City of Vienna is not potentially liable for contamination at the site under CERCLA §107 because the City meets the criteria of a Bona Fide Prospective Purchaser (BFPP). The City performed “All Appropriate Inquiry” before acquiring the property. The City also meets the no affiliation demonstration criteria, is complying with any existing or future land use and institutional controls, has followed the reasonable steps criteria, and is fully cooperating with EPA and all other appropriate regulatory agencies and providing assistance and access as requested. The City is committed to complying with information requests and administrative subpoenas and has provided, and will continue to provide, legally required notices. As a BFPP, the City is an eligible property owner and meets BFPP requirements.

**(2) Information on Liability and Defenses/Protections**

**a. Information on the Property Acquisition**

The site was purchased on September 19, 2014 from Structure Resources, Inc., which made the City the fee simple sole owner of the property. The City does not have any familial, contractual, corporate, or financial relationships with Structure Resources, Inc. or any previous property owners.

**b. Timing and/or Contribution Toward Hazardous Substances Disposal**

All disposal of hazardous substances at the site occurred before the City acquired the property. The City did not cause or contribute to any release of hazardous substances at the site. The City has not, at any time, arranged for

the disposal of hazardous substances at the site or transported hazardous substances at the site.

c. Pre-Purchase Inquiry.

A Phase I Environmental Site Assessment in compliance with ASTM E1527-13 was completed for the City on August 27, 2014 by Matt Wright and Heather Metz, Environmental Professionals as defined in 40 CFR § 312.10, with TRIAD Engineering, Inc. The Phase I ESA was completed prior to the City taking property ownership on September 19, 2014.

d. Post-Acquisition Uses

The City has been the only user of the site since the purchase of the property. The City has conducted cleanup activities with city workers of non-hazardous materials from portions of debris piles in coordination with WV DEP inspectors. Asbestos testing has occurred and required that some material remain undisturbed until the City has funds or a contractor for full proper remediation. The site is patrolled regularly for security and to ensure fencing is intact. Other visits by the City have been for site planning purposes.

e. Continuing Obligations

The City of Vienna will limit access to the Site via fencing prior to and during the remediation and currently is maintaining limited access and performing security checks. Further, the City of Vienna will follow all standards and regulations and coordinate with all appropriate environmental regulatory agencies to stop any continuing release, prevent any future release, and minimize and prevent exposure to previously released hazardous substances for both cleanup workers and adjacent residents during site cleanup.

After the remediation is complete, any future use restrictions placed on the site through the Voluntary Remediation Program will be recorded as land use covenants for the City of Vienna to comply with along with any future owners of the property. The City of Vienna will comply with all land-use restrictions and institutional controls, assist and cooperate with those performing the cleanup, and provide access to the Site. The City of Vienna will also comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and provide all legally required notices.

**(b) Property Ownership Eligibility - Petroleum Sites**

Site is not a petroleum site.

**10. Cleanup Authority and Oversight Structure**

- a. Upon the notification of the grant award, the City will enter into discussions with the WVDEP to determine a timeline to continue the Site in the West Virginia State Voluntary Remediation Program (VRP). The VRP risk analysis will guide cleanup goals and final planning. Upon completion of the VRP risk analysis and final planning, a scope of work for a remediation contractor will be developed with free technical assistance from the



Northern West Virginia Brownfields Assistance Center at West Virginia University. The City will then employ a competitive procurement (Request for Proposals) process to retain a qualified cleanup contractor for the successful performance of this project. Paul Thornton, Vienna Community Development Director, will oversee all procurement and remediation activities conducted at the Site. As prescribed by the WVDEP's VRP, a Licensed Remediation Specialist will be contracted through a competitive procurement (RFP) process to oversee onsite remediation activities.

- b. Access to adjacent property is not expected to be needed to implement the proposed cleanup activities. However, if plans change and adjacent access is required, the adjacent property owners are willing partners in the project as evidenced by their participation on the Spencer's Landing Redevelopment Committee. All other potentially impacted property owners will be provided with project updates and invited to participate in the project planning process.

**11. Statutory Cost Share (See also IV.E. on Leveraging)**

- a. The City is committed to providing the 20% cost share associated with the project when the Brownfields Cleanup Grant is awarded by the EPA. The City will satisfy the cost share through a combination of in-kind services (materials used during the outreach and reuse planning tasks) and cash from the City's general expense, which will be used toward contractual services for the cleanup and remediation of the site.
- b. No Hardship Waiver is being requested.

**12. Community Notification**

The community of Vienna received notification through a public notice placed in the Parkersburg News & Sentinel on November 18th and 25<sup>th</sup>, 2016. This notification stated that a copy of the draft proposal along with a copy of the Analysis of Brownfield Cleanup Alternatives (ABCA) was located at the City of Vienna Municipal Building (609 29th Street, Vienna), Vienna Public Library (2300 1st Avenue, Vienna), and the Mid-Ohio Valley Regional Council (531 Market Street, Parkersburg).

The notification read that public comments would be accepted through Paul Thornton, Project Contact with the City of Vienna and that the draft proposal would be discussed at a public meeting on November 29th from 6:30-8:00pm at the Wayside United Methodist Church (3001 Grand Central Avenue, Vienna). See the attachments for a copy of the community notification ad, a summary of the public comments, the City of Vienna's response to the comments, and an agenda and meeting summary.