

## **Community Relations Plan**

### **U.S. Environmental Protection Agency – Brownfields Cleanup Grants for the former Johns Manville property, Vienna, West Virginia**

#### **Overview**

The purpose of the Community Relations Plan (CRP) is to describe the City of Vienna's strategy to address the concerns of residents potentially affected by activities conducted at the former Johns Manville property. The CRP also outlines how citizens have been involved throughout the planning process for this redevelopment project.

#### **Spokesperson and Administrative Record**

The spokesperson for this project is Paul Thornton who may be contacted at:

City of Vienna  
Economic Development Director  
609 29<sup>th</sup> Street  
Vienna, WV 26105  
paul.thornton@vienna-wv.com  
304-481-0772

The Administrative Record is located at the City office at the above address. During the 30-day comment period, a set of documents will also be available at the Vienna Public Library, Reference Desk, 2300 1<sup>st</sup> Avenue, Vienna, West Virginia 26105.

#### **Site Description and History** – *former John Manville Property* *Site Location and History*

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 arsenance (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 tradename for structural pigmented glass, a popular building material for table tops, storefronts, and bathroom or kitchen walls during the first half of the 20<sup>th</sup> century. The Vitrolite plant, fully completed in 1914, was purchased by Libby-Owens-Ford in 1935 and ceased production of Vitrolite in 1950. Paul Thorntown, Economic Development Director, with the City of Vienna, stated that at its peak potentially 600 – 800 people worked in the Vitrolite factory. Production shifted to fiberglass yarns and insulation and was most recently operated by Johns Manville Corporation until approximately 2006. The 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, chemicals, metals, fiber glass, and machine produced goods.

The site is currently unused, vacant, and filled with large piles due to previous demolition activities undertaken by the site owners. Prior to the City gaining site control,

asbestos roofing material was bulldozed into scrap pile with concrete and building refuse. Following positive tests for asbestos, the WVDEP determined that the piles must be asbestos abated in whole. The site containments of concern are heavy metals, specifically arsenic and to a lesser extent pallets including benzo (a) anthracene and benzo(a)pyrene. The site is also known to contain lead in surface soil surrounding the former building foundation. There are significant real concerns associated with the site including the public health risk due to large piles of uncontrolled asbestos – containing materials (ACM) and heavy metals. The remaining structures are all unsound and pose a risk of collapse, endangering nearby properties and citizens. The site is near the Ohio River and there is a concern of water contamination if the site is allowed to remain contaminated.

There are also 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 condition of the 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.

An EPA National Priority List (NPL) Site (EPA ID# WVD988798401), which is transitioning over to local oversight, exists near the Spencer's Landing project. 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".

#### *Nature of Threat to Public Health and Environment*

The former Johns Manville property is a collection of multiple parcels that makeup the 19-acre site between 1st and 3rd Avenues and between 28th and 32nd Streets and parallel to a rail line on the western portion of the property. The entire site is currently unused, vacant, and dilapidated due to age and demolition activities undertaken by previous site owners prior to the City of Vienna's purchase of the property in 2014. The site's ground surface is covered in concrete slabs, debris piles intermingled with asbestos, metal, dilapidated remnants of the former glass fiber manufacturing facility's 359,000 square feet of buildings, and grass.

Concrete slabs that remain from previous building foundations are largely intact and still cover approximately half of the Site. Approximately half of the previously existing 359,000 square feet of building space has been demolished leaving 8 debris piles

ranging from 20 to 40 feet in height and approximately 150 square feet in diameter for an estimated total volume of 9000 ft or 333 yd, which translates to approximately 166.7 tons of debris, according to FEMA's Debris Estimating Field Guide. The debris piles, which are the focus of this funding request, contain ACM roofing shingles, wood, and construction debris related to the previous owners' improper building demo activities.

The remaining office buildings and warehouses buildings include stick-built structures, concrete block structures, pole-built structures, among others. Approximately one-quarter of the northern and northeastern portions of the site are covered in grass.

Assessment of the site includes multiple reports which highlight potential and existing contaminants, as different owners performed due diligence, including the City of Vienna prior to its purchase in 2014. Additional Phase II equivalent assessment, characterization, and reporting has occurred in relation to the site including:

- A limited soil sample analysis Burgess and Niple in January 2008,
- A limited Asbestos/Lead Inspection Report by Lepi Enterprises, Inc. dated October 2009,
- An application to the WVDEP Voluntary Remediation Program dated August 2011,
- An Asbestos Inspection by Pinnacle Environmental Consultants dated November 2011,
- And a Phase I Environmental Site Assessment by TRIAD Engineering, August 2014.

The contaminants that exist or have existed on the property include asbestos, lead, and benzo(a)pyrene and are primarily related to the previous manufacturing of glass and glass byproduct waste streams. Asbestos will be the primary contaminant to be cleaned up from the successful funding of this grant. The lead is present in surface soils surrounding the former building foundations and within accumulated water in 2 of the 4 pits on the eastern portion of the property near 3rd Avenue. The benzo(a)pyrene is in an isolated area of soil near the former railroad spur and is a result of heavy oils, asphalt, and/or coal.

### Community Profile

Vienna has been losing manufacturing jobs over the last several decades. The decline in manufacturing and related employment, once a significant percentage of the area's workforce, has caused the City's population to decrease to 10,573, according to a 2015 US Census population estimate.

The target area is the neighborhood which surrounds the former John's Manville property, which is located at 2905 2<sup>nd</sup> Avenue in Vienna, WV. The target area includes a low density residential area located adjacent to the site's northern boundary, a mixed residential/commercial area to the east and south, and a greenspace riverfront to the west of the site. These residential neighborhoods are occupied by renters, elderly citizens, and low-income individuals. Additionally, Grand Central Avenue, the main thoroughfare in Vienna, is one block east of the target area. These neighborhoods are some of the oldest parts of Vienna and Grand Central Avenue was the original commercial downtown when the town was formed. Today the area suffers from disinvestment and dilapidation. Many businesses have closed, leaving behind vacant commercial buildings. There are 32 homes in the area adjacent to the target site, down from 62 homes in 1985. The greenspace facing the Ohio River is underutilized and underdeveloped, due in part to Vienna's declining legacy as an industrial community.

Vienna is home to Grand Central Mall, located 1.5 miles from the target site. The regional mall opened in 1972 and is the only enclosed mall within seventy miles. With its ninety tenants, it 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 from industry to service jobs means that former industrial sites have become more valuable when converted to retail and commercial property. However, gains in retail employment have only partially offset losses in industrial and manufacturing jobs, wages, benefits, and taxes.

#### Johns Manville Remedial Plans

The proposed cleanup project is a critical component of a larger on-going redevelopment effort by the City known as the Spencer's Landing Development Project which will feature several redevelopment uses identified as community need. 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 will implement the Spencer's Landing Development in a phased approach as businesses come forward. The target 19-acre property will be redeveloped with the intent to maximize investments and job growth. The city currently sees high interest in investment in a variety of mixed use retail, shopping, office space and residential with a focus on integrating into the existing community and enhancing access to the riverfront.

Previous operations at Johns Manville facility required industrial scale infrastructure so existing water, sewer, and electricity are present. The City plans to utilize the existing utility infrastructure as much as possible while evaluating feasibility, safety and costs. During redevelopment each utility will be evaluated with appropriate utility company personnel and hired engineering contractors with the intent of obtaining guidance and best practices to match the planned reuse of all sections of the property.

The City's remedial action plan, which will be developed in partnership with the WVDEP, will include equitable development practices and livability principles, to the greatest extent possible based on site contaminants, final reuse designs, community needs, and financial feasibility. Practices and principles already discussed for inclusion in the final design plan include pedestrian walkability connections, low sound/noise designs, and greenspace visibility for adjacent residential areas. In addition, the City is considering building deconstruction rather than demolition and landfill, on-site storm water management, and LEED green building principles for new structure/s. Finally, the City will work to intentionally design vehicle and pedestrian connections from adjacent and surrounding residential developments and existing community facilities such as the Vienna Library, Senior Citizens Center, and community buildings. Citizens are contributing to a priority list for the recreation area of the property, and the neighborhood desires will encourage aesthetically pleasing building facades. Greenspace will be a buffer between new business and the street and development will include buffers such as dwarf trees, attractive brick walls, and grassy parklike areas to the greatest extent possible.

#### *Continued Community Involvement*

In conformance with USEPA guidelines, a legal notice will be placed in the local newspaper (Parkersburg News) announcing the availability of the administrative record for review and comment which is located at the City of Vienna, Economic Development Office and is available for viewing during hours of operation. During the comment period the information will also be available at the Vienna Public Library during hours of operation. Written comments provided during the 30-day comment period will become part of the administrative record. The administrative record will be updated with the inclusion of reports and other communications.

Included in the administrative record is:

1. EPA Brownfield Cleanup Grant Application;
2. Cooperative Agreement;
3. Analysis of Brownfields Cleanup Alternatives (ABCA);
4. Copy of newspapers with the public notice for the ABCA;
5. Community Involvement Plan;
6. Public comments and responses to the Analysis of Brownfields Cleanup Alternatives;  
and
7. Cleanup Report and cleanup documentation