Introduction to the Central Chemical SRP Pilot Project and Partners

Introduction

The City of Hagerstown has received a pilot grant from EPA’s Superfund Redevelopment Program (SRP) to undertake a planning project with the community to develop a future land use recommendation for the 19-acre Central Chemical Superfund site on Mitchell Avenue. The intent of the project is to provide EPA with the community’s guidance and anticipated reuse goals for the site as EPA and the site’s property owner and Potentially Responsible Parties (PRPs) formulate the cleanup plan for the site.

EPA’s primary responsibility at Superfund sites is to ensure the protection of human health and the environment. Through the Superfund Redevelopment Program, EPA is also committed to the importance of considering reasonably anticipated future land uses when making remedy decisions at Superfund sites, and to ensure that the cleanup of Superfund sites allows for safe reuse for commercial, recreational, ecological, or other purposes. With forethought and effective planning, communities can return sites to productive use without jeopardizing the effectiveness of the remedy put into place to protect human health and the environment.

The City of Hagerstown has developed an eight-month community planning process. The process will be managed by the Future Land Use Committee, a community-based body that will meet regularly and interact with the larger community during three public meetings. At the end of the process, the Committee will provide EPA and the City of Hagerstown with its final future land use recommendation for the Central Chemical Superfund site. The City has also contracted with E2 Inc., a Charlottesville, VA-based environmental consulting company, to help organize the project’s public outreach effort, facilitate committee and public meetings, provide training services, and provide technical review of locally-generated impact analyses.

This document provides additional information about EPA’s Superfund Redevelopment Program and the project partners – The City of Hagerstown, E2 Inc., the Institute for Environmental Negotiation (IEN), and TOSC – that will be helping the Future Land Use Committee with its work in the months to come.

The Superfund Redevelopment Initiative

Across the country, EPA is working with communities to safely return Superfund sites to productive use. Former landfills, abandoned hazardous waste dumps, and other contaminated properties are being transformed into such assets as office parks, retail and industrial centers, residential neighborhoods, wildlife areas, and recreational facilities. Today, there are more than 300 Superfund sites in reuse or continued use. The use of these sites has generated 15,000 jobs and a half-a-billion dollar increase in annual incomes. Today, approximately 50 sites are being used for recreational purposes – sixty thousand acres of formerly contaminated land are now being used as sports fields, hiking trails, parks, playgrounds, and picnic areas.
The Superfund Redevelopment Initiative is EPA’s effort to assist the return of the country’s most hazardous waste sites to productive use after cleanup. The Superfund Redevelopment Initiative seeks to ensure that, at every Superfund site, EPA and its community partners have an effective process and the necessary tools and information to fully explore potential future land uses. Through this program, EPA works with communities to determine cleanup methods that will allow for future redevelopment, wherever possible. How a site will be reused is determined by the community. EPA’s primary responsibility is to ensure that both cleanup and future development are safe and appropriate in order to protect human health and the environment. The safe and appropriate reuse of sites can provide significant economic, environmental, and social benefits to communities.

**The Superfund Redevelopment Pilot Program**

The purpose of the Superfund Redevelopment Pilot Program is to help local governments participate in the cleanup and reuse of Superfund sites. Today, approximately 70 pilot communities participate in the program. Through a combination of monetary grants and in-kind technical services, EPA’s Superfund Redevelopment Initiative helps these pilots develop and implement viable reuse plans.

The Superfund Redevelopment Pilot Program provides assistance to local governments for specified activities. These activities could include performing public outreach, facilitating community meetings, and developing plans to reuse sites. Although the program is directed toward local governments, regional government entities, federally recognized Indian tribes, and states are also eligible to receive assistance. Program assistance could include funding through a cooperative agreement, access to facilitation services for meetings, and the services of technical experts under the Intergovernmental Personnel Act.

Since the inception of the Superfund Redevelopment Pilot Program, EPA has selected three rounds of pilot communities. In 1999, the program’s first year of existence, ten local governments were selected to serve as the first round of pilots. In 2000, EPA announced the selection of 40 pilots to serve as the second round of pilots. The third round of 19 pilots was announced on July 26th of 2002.

**Project Partners**

*The City of Hagerstown: Department of Planning & Economic Development*

The function of the department is to coordinate the City’s development review process, prepare and implement the City’s Comprehensive Plan and other planning policies and documents, and administer the City’s economic development program. To that end, the Department reviews development proposals and administers the Zoning Ordinance in order to protect the public interest and ensure compatibility with the goals and recommendations of the Comprehensive Plan. The staff also prepares grant applications; conducts demographic, land use, and financial
analyses; prepares various plans, studies and reports; and prepares the Capital Improvement Program. With regard to Economic Development, the staff works to recruit new businesses and assist existing businesses expand in order to develop vacant or underutilized properties. Staff also works to retain existing businesses and to expand the tax base of the City through annexation. For more information, visit the City’s website at www.hagerstownmd.org or email the Department at planning@hagerstownmd.org.

City Staff

Kathleen A. Maher, Planning Director

Kathy is responsible for coordinating the City’s long-range planning functions, managing special planning projects for the City, and administering the City’s historic preservation ordinance. Kathy has been with the City as Senior Planner for 7½ years.

Rodney Tissue, City Engineer

Rodney is the manager of the City’s Engineering and Inspections Department. The Engineering Department is responsible for designing and supervising the construction of the City’s capital projects, coordinating traffic and transportation issues, administering the City’s Building Code and Property Maintenance Code, and coordinating the City’s mapping system. Prior to becoming the City Engineer in August 2001, Rodney was the Assistant Engineer for the City for nine years. For more information, email the Department at tjefferies@hagerstownmd.org.

Jim Bender, Assistant Engineer

Jim is responsible for the engineering review of development plans, stormwater management and floodplain studies, and City-funded infrastructure projects. He also supervises the City’s GIS and surveying programs, and is the contact person for aerial and topographic mapping requests. Jim joined the City in October 2001.

The $E^2$-IEN Reuse Planning Team

$E^2$ Inc. and its partner, the University of Virginia’s Institute for Environmental Negotiation (IEN) have assembled a broad array of expertise designed specifically to address the complex economic, social, and environmental issues associated with the redevelopment of former hazardous waste sites.

$E^2$ Inc.

Established in 1996, $E^2$ Inc. is an environmental and economic consulting group that specializes in helping communities address the redevelopment of contaminated properties. $E^2$ Inc.’s approach draws on the expertise of economists, public policy specialists, environmental scientists, urban planners, landscape architects, environmental lawyers, and community
facilitators to address communities' economic, social, and environmental needs. E^2 Inc. has worked extensively with EPA's Superfund Redevelopment Program (SRP) on numerous projects, including developing an in-depth economic analysis of the benefits provided by the Superfund program. E^2 Inc. is currently working with 10 SRP pilot communities across the country to develop effective, sustained strategies for successful site reuse at 13 NPL sites.

**E^2 Inc. Staff**

**Michael Hancox**, a Senior Associate at E^2 Inc., is in charge of the company's Community Revitalization and Urban Development projects. He is currently managing the reuse team's efforts in eight communities across the country. Mr. Hancox has a Masters Degree in Urban and Environmental Planning from the University of Virginia and nearly 15 years of senior level management experience in the real estate development and construction industries. At E^2 Inc., Mr. Hancox has worked on a wide array of projects for the Superfund Redevelopment Program, including managing a recently completed two-year study of the Superfund Program's economic benefits.

**James Wilkinson**, an Associate at E^2 Inc., currently manages two of E^2 Inc.'s community-based planning projects in South Dakota and Ohio and is particularly interested in community development, sustainable natural resource management, and community decision-making processes. Mr. Wilkinson also has a master's degree from the University of Virginia in urban and environmental planning. Prior to joining E^2 Inc., Mr. Wilkinson worked at the University of Virginia's Institute for Environmental Negotiation.

**The Institute for Environmental Negotiation (IEN)**

Created in 1980, the Institute for Environmental Negotiation (IEN) at the University of Virginia has two decades of experience in the provision of facilitation, mediation, consensus building, conflict resolution, training, and research services. IEN has worked with diverse clients like the Bi-State Blue Crab Advisory Committee and the Virginia Department of Transportation's Bryan Park Interchange Advisory Committee to address the inter-state management of the Chesapeake Bay's blue crab population and the integration of community involvement into state-level transportation decisions. In the Town of Shenandoah, IEN designed and lead the community's visioning, education, and planning efforts for the redevelopment of the town's Big Gem brownfields site, a former iron mill and municipal dump.

**IEN Staff**

**Dr. Franklin Dukes** is an experienced facilitator, mediator, and trainer. Director of the Institute for Environmental Negotiation (IEN) and author of *Reaching for Higher Ground in Conflict Resolution* and *Resolving Public Conflict*, Dr. Dukes brings a strong understanding of local government and community involvement. He has considerable experience with consensus building, organizing large-scale projects such as the Tobacco States Initiative, and mediating public policy and community disputes. In addition to his public service work, Dr. Dukes is a lecturer in the University of Virginia's Department of Urban and Environmental Planning.
Dr. Bruce Dotson, Senior Associate at IEN, has more than thirty years of land use planning experience and currently serves as the Chair of the Department of Urban and Environmental Planning at the University of Virginia. Professor Dotson's research interests include land use, transportation, growth management and water resources, as well as dispute resolution and consensus building. Dr. Dotson has long been involved in local planning issues in the Charlottesville, Virginia area, having served terms on the Albemarle County Planning Commission, the Fiscal Impact Advisory Committee and the Regulatory Streamlining Committee.

Lynn Osgood

IEN staff member Lynn Osgood brings experience from the fields of design, community development, education, and public participation. As a trained landscape architect, and educator she has organized projects including: landscape master plans, environmental education seminars, and literacy programs. Working with organizations that range from the United Nations to local high schools, she has helped groups both domestically and abroad to develop grass-roots initiatives and create designs for the places in which they live.

Technical Outreach Services for Communities (TOSC)

The Future Land Use Committee will also have the services of the EPA-funded Hazardous Substance Research Center program at its disposal. The Center’s Technical Outreach Services for Communities (TOSC) program provides free technical assistance to communities with environmental contamination issues related to Superfund or Brownfield Sites. At the Central Chemical Superfund site, TOSC will be available to provide educational and technical resources to help the Committee and the larger community understand the technical issues related to the Central Chemical site. TOSC aims to empower communities to participate meaningfully in the decision-making process regarding their hazardous substance problems.

TOSC Staff

Robyn Gilden, RN, MS, is the TOSC program manager. The Center for Hazardous Substances in Urban Environments (CHSUE), which serves the Hagerstown area, includes Environmental Health Nurses from the Environmental Health Education Center at University of Maryland School of Nursing as Community Outreach Staff. Ms. Gilden works closely with environmental engineers at Johns Hopkins University’s Department of Geography and Environmental Engineering to provide communities with educational materials and technical assessments.