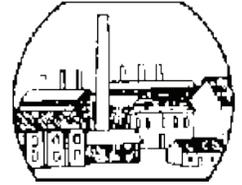


JOHNSTOWN REDEVELOPMENT AUTHORITY

BROWNFIELD UPDATE

“resurrecting the past... building the future while working towards a safe, friendly, cleaner and enhanced community.”



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Johnstown Hosts Brownfield Conference



On May 9, 2006 members of the Pennsylvania Chapter of the National Brownfield Association converged in Johnstown at the Frank J. Pasquerilla Conference Center for its first annual membership meeting. The National Brownfield Associations (NBA) is an international umbrella organization of national associations focused on the responsible redevelopment of brownfields, representing the interests of all segments of the brownfield market

and providing the major stakeholders a forum to meet, identify barriers, and share lessons learned regarding the procedures, processes and best practices required to successfully redevelop brownfields. Led by PA Chapter President, and Johnstown Mayor Donato B. Zucco, updates were provided on the Chapter's first-year achievements, including the publication of a Quarterly Newsletter, a developer "Fact Sheet", and participation in numerous political meetings. Other presentations included Federal and



Von Fisher, KU Resources, speaks about the Johnstown High School Athletic Field during the PA NBA's tour of local brownfields.

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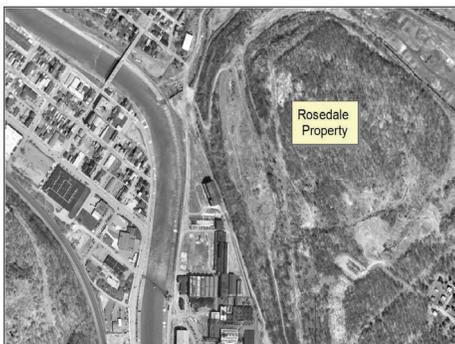
JRA Awarded \$200,000 EPA Grant for Cleanup of Rosedale KOZ

The United States Environmental Protection Agency has awarded the Johnstown Redevelopment Authority a \$200,000 Brownfield

Cleanup Grant for the remediation of the Rosedale KOZ/Ore Yard. This 27-acre site, formerly part of the massive Bethlehem Steel Complex, was used as a raw material storage area in support of the steelmaking process at the adjacent Cambria Iron Works. This history of past industrial use has contributed to the poor and degraded environmental conditions of the ground and subsurface media at the site. EPA Cleanup funds will be used to remediate the Rosedale KOZ/Ore Yard site and prepare the land for redevelopment. A local company

has expressed interest in expanding its operations on the property—creating recreational greenspace and commercial space.

Through the promotion of brownfield redevelopment such as that at the Rosedale KOZ/Ore Yard, Johnstown is preventing urban sprawl and the loss of precious greenspace. Rosedale's proximity to other vacant land and industrial buildings ripe for redevelopment, its location in an inner-city industrial park, and its central location to existing transportation infrastructure promotes smart growth.



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Mountains of Redevelopment in Kernville

The landscape of the Kernville neighborhood is evolving, and with that comes the revitalization of the former Sani-Dairy Plant. This four-acre inner-city brownfield is being transformed from a blighted and abandoned eyesore to a state-of-the-art technology park.

Demolition crews recently completed the removal of nearly 15,000 tons of foundation that was in turn crushed and is being stored on site. The crushed foundations will be utilized to bring the site out of the flood plain as part of Phase I of the site development. This phase will also include infrastructure improvements such as

the creation of a storm water drainage system and the installation of new water and sewage lines. The first of the buildings to be constructed will run along the Stonycreek River from Napoleon to Franklin Street, with a greenway trail situate between the building and river.

Further down Franklin Street, another new development is jumpstarting Kernville's renewal. The Gella Professional Building was officially opened for business at its April 2006 ribbon cutting. Pennsylvania Governor Ed Rendell and U.S. Representative John Murtha joined Kamal and Dr. Jyothi Gella as they celebrated the facility's opening.



Above, officials celebrate the opening of the new Gella Professional Building at 600 Franklin Street, shown below



The Gella Complex was constructed on a lot formerly comprised of blighted homes. The Redevelopment Authority is continuously working toward blight removal throughout the City, and in doing so creates marketable space for economic development

such as the new Gella Professional Building.

The next step in Kernville's revitalization: a new bioscience development is planned for the former Dick's Automotive location in the 600 block of Napoleon Street.



Demolition crew remove the foundations of the former Sani-Dairy Plant, creating the mountain of crushed stone seen in the background.

Authority Awarded PA DOT Transportation Enhancement Funds



Above: A rendering of the Gateway Greenspace to be located at the former CSX Freight Station

The former CSX Freight Station brownfield has been completely remediated and demolished. Slated to become the Johnstown Gateway Greenspace Project, the Authority has been awarded \$84,813 from PennDOT's Transportation Enhancement Program for this former brownfield. Funding is also pending from PA DCNR which should be announced this spring. Design

plans are currently under review by PennDOT, who will perform the Environmental Review and obtain all necessary Federal clearances. Formerly one of Johnstown's most highly visible brownfields, the site will be the home of a passive recreation spot as part of the Johnstown Downtown Greenspace and River Initiative—welcoming visitors to the downtown.

It's Not a Pretty Project...

But somebody's got to do it.

The Johnstown Regional Sewage Treatment System consists of the Dornick Point Wastewater Treatment Plant, interceptor sewer lines (an interceptor line is a line conveying wastewater from more than one municipality), and individual collection systems in each municipality. The Redevelopment Authority is responsible for the treatment plant and the large interceptors within the City of Johnstown. The collection systems and smaller interceptors are the responsibility of the 20 municipalities in which they are located.

And this system is in need of a

major repair job. As is the case with most northeastern communities in the United States, the Johnstown Regional Sewage System is antiquated. The problem itself lies in sanitary sewer overflows (SSOs) and combined sewer overflows (CSOs). A sanitary sewer overflow is the discharge of raw or inadequately treated sewage from municipal separate sanitary sewer system. A combined sanitary sewer overflow is the discharge of raw or inadequately treated sewage from a combined sewer system. During both SSOs and CSOs, raw sewage may be released into basements, city streets, properties, rivers, and



Above: a typical overflow

streams. Most overflows are associated with wet weather conditions, when systems receive storm water inflow or infiltrating groundwater. CSOs are particularly problematic

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Pedestrian Bridge to Reopen for Folk Fest

Remediation and restoration at the Cambria Iron Pedestrian Bridge is in full swing. The Redevelopment Authority was awarded a \$150,000 Department of Environmental Protection Remediation Grant to assist

with a historically compatible span. The fabricated portion will be put in place in June. At the Broad Street entrance to the Bridge, construction of the ramp is nearing completion. Concrete has been poured at the Iron Street entrance, connecting the bridge to the Urban Greenway Trail. The bridge canopy, columns, railings, turnstile gates, and fencing will be replaced upon remediation.

The Authority is also in the planning stages of remediation and design for the adjacent Cambria Iron Gatehouse, as well as the two other guardshacks at the Minersville and Iron Street entrances. These edifices were formerly used as guardshacks by Bethlehem Steel and will be used for visitor orientation during the various events planned for the Festival Park and new Point Stadium, including Johnstown Folk Fest, Thunder in

the Valley, AAABA and future concerts and activities at the Stadium.

The completion of the Cambria Iron Pedestrian Bridge Project will result in the extension of the Johnstown Urban Greenway Trail across the Conemaugh River into the historic Cambria City neighborhood and a more user-friendly recreation opportunity. This project will allow festival goers to easily travel by foot from the Cambria City Ethnic Festival to the Johnstown FolkFest Festival Park.



in the project's completion. The eastern span of the bridge was transferred off-site for lead paint abatement and repairs in February 2006. This historic portion will be returned upon completion of remediation. The western span has also been removed and will be replaced



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Pennsylvania legislative updates and a showcase of local brownfield case studies presented by the Redevelopment Authority's Ronald Repak and Deborah Walter.

The NBA members toured Johnstown's brownfield projects to learn firsthand about local redevelopment opportunities and brownfield success stories, including the Cambria Iron Works Complex, the Franklin Mills, and the Johnstown High School Trojan Stadium.



Above left, Members of the PA NBA tour the Cambria Iron Machine Shop, and, right, attend the networking reception at the Frank J. Pasquerilla Conference Center.

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because stormwater and sewage water are sharing the same pipes — during heavy rain, storm water quickly fills the sewers and overflows both sanitary sewage and stormwater directly into the rivers.

Acting under a State mandate, the Redevelopment Authority is developing a ten-year plan to improve the system and prevent further violations. To help solve the problem, the Authority is installing an additional clarifier at the Dornick Point Treatment Plant to increase the capacity of the plant and allow for higher flows. But the new clarifier alone will not solve the problem.

Another possible solution requires the elimination of inflow and infiltration into the system, a daunting task when attempted in entirety. Inflow and infiltration is groundwater or stormwater that flows into the sewer system due to leaky sewer lines or from situations where stormwater can flow through direct connections such as catch basins, roof drain connections or sump pump connections. The Authority is taking steps to

Solution No. 1

- Expansion of Treatment Plant

Location of new clarifier

Solution No. 2

- Eliminate Inflow and Infiltration

Labels in diagram: VIEW PORT WITH GAP, DOWNSPOUT, DRIVEWAY OR AREA DRAIN, FOUNDATION LEAKS, ELEVATED SATURATION ZONE DUE TO STORM, SANITARY SEWER MAIN, CUSTOMER LATERAL, PIPE, LEAKING / BAC JOINTS, LEAKING / BAC CONNECTION, ENTRANCE WAY DRAIN, SUMP PUMP, FLOOR DRAIN, WALL / FLOOR SEEPAGE, VENT STACK, FOOTER DRAIN.

Solution No. 3

- Flow Equalization Holding Tank

The Flow Equalization Holding Tank is designed to collect and store wastewater to allow a controlled release into the treatment system.

correct such problems through the passing of resale ordinances and flow monitoring. The last alternative is the construction of flow equalization tanks to control the release of water to the Treatment Plant during heavy rain events, an expensive and controversial proposal.

The Authority is seeking cooperation from the 20 municipalities Regional Sewage serves. Officials are stressing the "regional" nature of the problem and the need for collaboration. Cooperation and action will prevent costly fines to the municipalities and the shut-off of taps. This major undertaking will be costly but the Authority plans to pursue State and Federal grants and loans to help alleviate the cost to customers and municipalities. An additional flat fee for all of the system's customers may be necessary to help raise money for the project. Over the next few months, Authority officials will be meeting with municipalities to present the issues and formulate a plan.