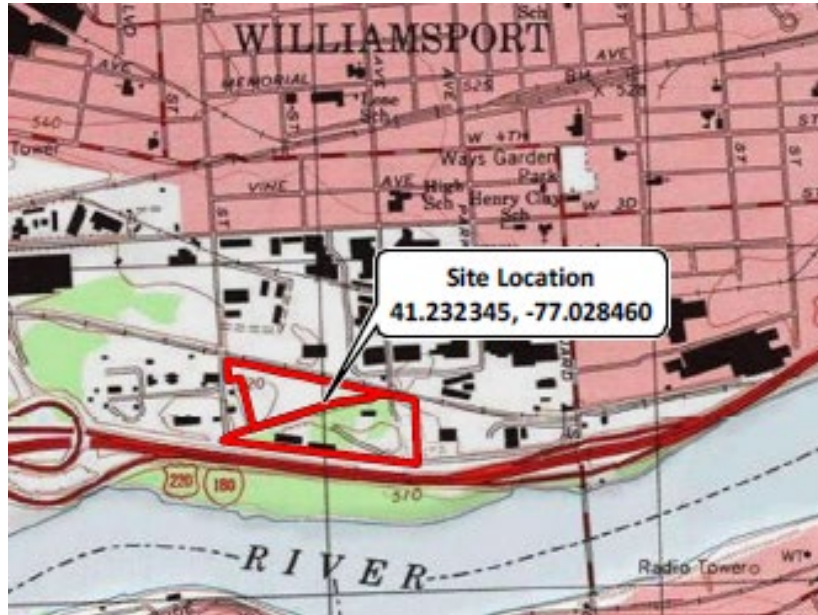




Lycoming County Brownfield Coalition

**Site – Specific Community Involvement Plan
US Environmental Protection Agency
Brownfields Revolving Loan Fund
Cooperative Agreement No: BF-96360001**



**Williamsport Ballpark, Inc Project
2 Rose Street
Williamsport, PA**



October 2024

Though this project has been funded wholly or in part, by the United States Environmental Protection Agency (EPA), the contents of this document do not necessarily reflect the views and policies of the EPA.

Project Borrower: Williamsport Ballpark, Inc.

Site Name: Old Williamsport Landfill

Site Address: 2 Rose Street, Williamsport PA

Site County: Lycoming PA

Summary

The Community Involvement Plan (CIP) provides information on how the public will be kept informed during the EPA-funded activities at 2 Rose Street in the City of Williamsport (the “Site”). The purpose of the CIP is to outline the planned communication strategy and to provide the public with points of contact for the project.

Property Information

The Site is approximately 28.43 acres in area comprised of two contiguous parcels. From approximately 1960 to 1978, the Site was utilized for unregulated landfill operations. Wastes that were disposed include: incineration residue, commercial waste, construction and demolition waste, domestic/household waste, industrial waste, park and beach waste, patient care institution waste, septic tank waste, and hazardous wastes including paint thinner, organic chemicals, and pathological and biological wastes. After the landfill operations concluded, the site was still used for the minor disposal of tree and roadway wastes through the 1980s, and for the storage of road salt and cinders until the early 2000s. Since that time,



Figure 1: View of downtown Williamsport and location of project site

the northern portion of the Site, known as the Danneker property has been vacant and is

currently vegetated. The southern portion of the Site was utilized by Susquehanna Supply Company, a construction services company specializing in bridge and road construction. Many of the previous property buildings on this parcel have been razed and only concrete slabs and a single building remain on the property.

Williamsport Ballpark, Inc. (WBI) is the current owner of the Site having acquired it on December 13, 2019. WBI proposes to redevelop the site into a complex of six turf athletic fields with surrounding outbuildings.

Environmental History

The Site has been the subject of several environmental assessments as summarized below:

- *Phase II ESA – Williamsport Landfill (October 20, 2005) – Converse Consultants:*
The Phase II ESA was performed to assess historical landfill operations conducted at the Danneker property from 1960 to 1978 and the use of waste oils for dust control during and after this period. Landfill materials were encountered from 2 to 36 feet below ground surface. Converse Consultants concluded that both soil and groundwater were impacted by historical landfill activities with contamination concentrations exceeding State Act 2 Statewide Health Standards (SHS) Medium Specific Concentrations (MSCs), and that fill materials were generating landfill gas.
- *Phase I ESA – Rose Street Property (March 3, 2016) – Pennsylvania Tectonics, Inc.:*
Pennsylvania Tectonics concluded that Recognized Environmental Conditions (RECs) existed for the Danneker Property relative to historical landfill activities. They also stated that a vapor intrusion investigation would be warranted for any proposed inhabitable structures based on the conclusions of the Converse Consultants 2005 Phase II ESA.
- *Environmental Due Diligence Assessment and Hazardous Material Survey (November 12, 2019) – Rettew Associates:*
The hazardous materials survey conducted by RETTEW identified limited areas of Asbestos Containing Materials (ACM) and Lead-based Paint (LBP) contained in the former dump. The assessment concluded that there was a potential for encountering impacted media during redevelopment activities. It was recommended that a waste management plan be developed to maintain worker safety and appropriately manage wastes generated during construction activities.
- *Act 2 Remedial Investigation Report / Cleanup Plan (July 2024 / Rev August 2024) – BAI Group:*
This document presents findings to demonstrate attainment of the Site-Specific Standard (SSS) for groundwater via pathway elimination to achieve liability protection for volatile, semivolatile organic compounds, polychlorinated biphenyls (PCBs), pesticides, and metals in soil under the Pennsylvania Land Recycling and Environmental Remediation Standards Act (Act 2). The site-specific standard allows for the use of engineering and institutional controls to eliminate potentially complete pathways.

Soils and waste materials were investigated in the Remedial Investigation (RI) to evaluate the extent of impacts beneath the Site both above and below the historic waste. No potential vapor intrusion conditions were identified during completion of the RI. However, due to the unknown and heterogeneous nature of the soil and waste materials underlying the Site, vapor mitigation measures will be used in occupied structures on the Site. Although not a covered media under Act 2, historic municipal/residual waste exists on the Site. The RI indicates that although the waste still contains methane, the concentrations are relatively low and are being effectively controlled by the existing soil and fill cover material on the Site. Groundwater is proposed to be remediated separately from soils.

The Cleanup Plan calls for maintaining a three (3) foot thick layer of the existing soil/fill cover material, and use of impermeable or impervious materials (geosynthetic liner, structures, concrete, asphalt, gravel, etc.) where less than three (3) feet is expected to exist following Site grading activities. Due to the unknown and heterogeneous nature of the soil and waste materials underlying the Site, vapor mitigation measures will be used in occupied structures on the Site. Additionally, the following institutional controls are proposed to ensure that no potential exposure pathways exist in the future:

- limiting the use of the Site for residential purposes other than the intended recreational use,
- requiring vapor mitigation measures in occupied structures,
- restricting use of groundwater, establishing inspection requirements for engineering controls, and
- requiring implementation of a Site Specific Health and Safety Plan and Soil Management Plan for future excavation.

- *Waste Management Work Plan/ Response to Comments/ Construction Quality Assurance Plan (July 2024 / Rev August 2024) – BAI Group:*

This document presents the construction work plan for the project as well as PADEP comments/BAI response to comments and other information required by PADEP Waste Management to construct the ballfields on top of the existing landfill.

Project Overview

To prepare the former landfill for redevelopment, WBI is requesting a \$670,000 loan from the Lycoming County Brownfield Cleanup Revolving Loan Fund Program (BCRLF). The scope of work proposed for EPA funds will entail the regrading of the site to prepare for the eventual installation of stormwater management systems to manage runoff and provide drainage controls to mitigate the threatened release of hazardous substances from the former landfill. The Chamber of Commerce, affiliated with WBI, receives funding from local hotel tax and will be providing \$160,000 in match from their annual funding allocations. A feasibility study has shown that the future athletic complex has the potential to attract close to 400,000 people to the city, including teams and tournaments attracted to play at the home of Little League World Series Baseball. This would provide an important tourist destination with the capacity to spur economic development for the city and county.

The BCRLF is managed by the Lycoming County Department of Planning and Community Development and guided by the Brownfield Loan Committee. The program is funded through competitively awarded grants from the United States Environmental Protection Agency.

Community Involvement

The following community involvement activities are anticipated:

1. Environmental Reports and associated plans will be available for public review and comment through the information repository (see below) and on the Lycoming County website at: <https://www.lyco.org/Brownfields>
2. The Brownfield loan committee, including members of the Lycoming County Brownfield Coalition will review and approve the application for RLF funds.
3. As the site must comply with PADEP Act 2 program requirements, a Notice of Intent to Remediation was submitted to the PADEP on July 11, 2022.
4. The project and its proposed use of RLF funds will be presented for public comment at a Lycoming Commissioners Meeting.
5. A fact sheet has been developed and will be included with the information repository.
6. The public is encouraged to contact the project spokesperson at any time during site remediation with questions, comments, or requests for information.

Spokesperson and Information Repository

The spokesperson for this project is:

Jenny Picciano, Community Development/Lead Planner
Lycoming County Department of Planning & Community Development
Phone: (570) 320-2136
Email: jpicciano@lyco.org

The Information Repository for the project will be located at the Lycoming County web site at: <https://www.lyco.org/Brownfields>

Site Contacts

The following site contact list will be used to distribute fact sheets (electronically when possible) that provide updates about the status of the project. The site contact list includes:

- County Commissioners;
- Mayor of Williamsport;
- Residents, owners, and occupants of the properties adjacent to the Site; and
- Any person who has requested to be placed on the site contact list.