



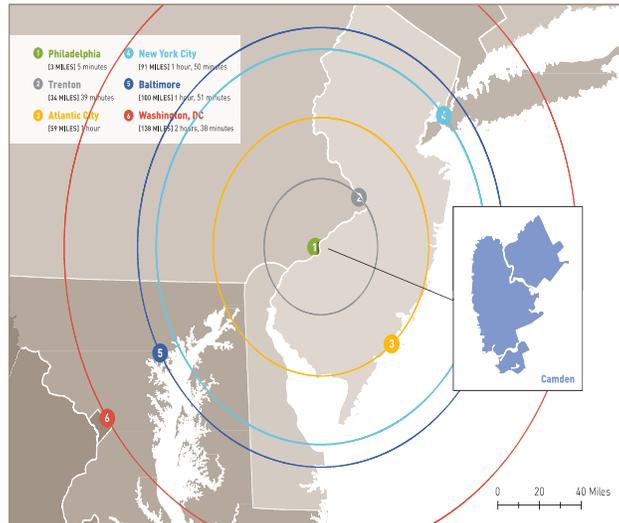
RECLAIMING A CONTAMINATED SITE TO RECLAIM A COMMUNITY
Cramer Hill Waterfront, Camden, New Jersey

  Sana Qureshi, NJDEP
Michael Deely, NJDEP
Meishka L. Mitchell, CFP

8.5.15 USEPA 2015 Community Involvement Conference

CAMDEN, NEW JERSEY

DRIVING TIME AND DISTANCE TO DOWNTOWN CAMDEN



CAMDEN 1957



CAMDEN: A City of Great Need



CAMDEN: A City of the Rise



- Regional Waterfront Destination
- Multi-Modal Transportation Options
- Educational & Medical Hub
- Private Sector Expansion
- New Approach to Public Safety
- Growing Neighborhoods

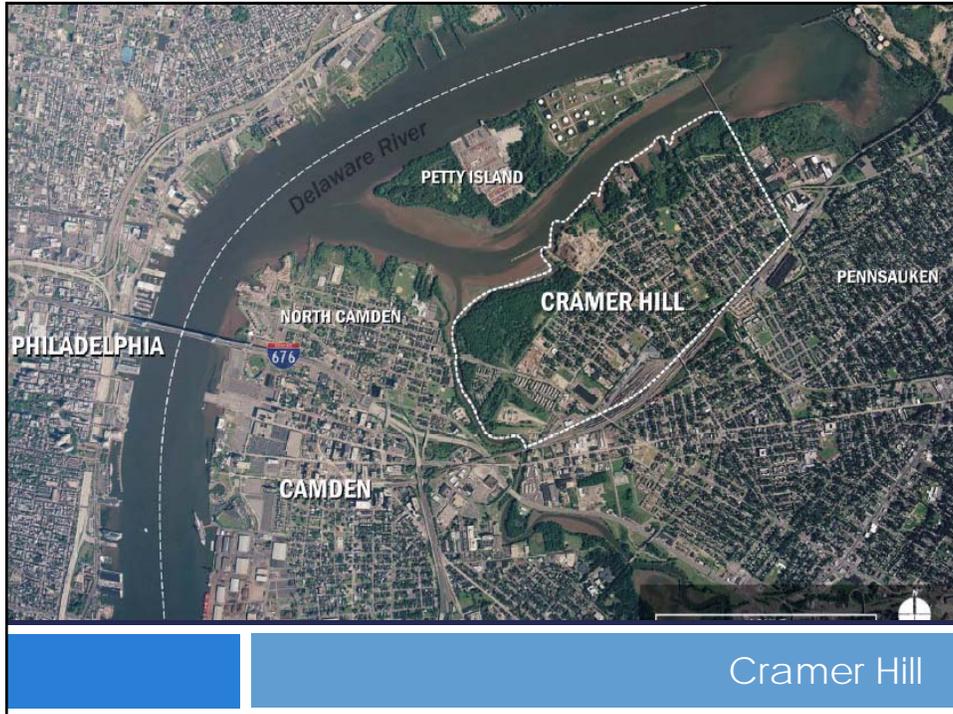


CAMDEN COLLABORATIVE INITIATIVE



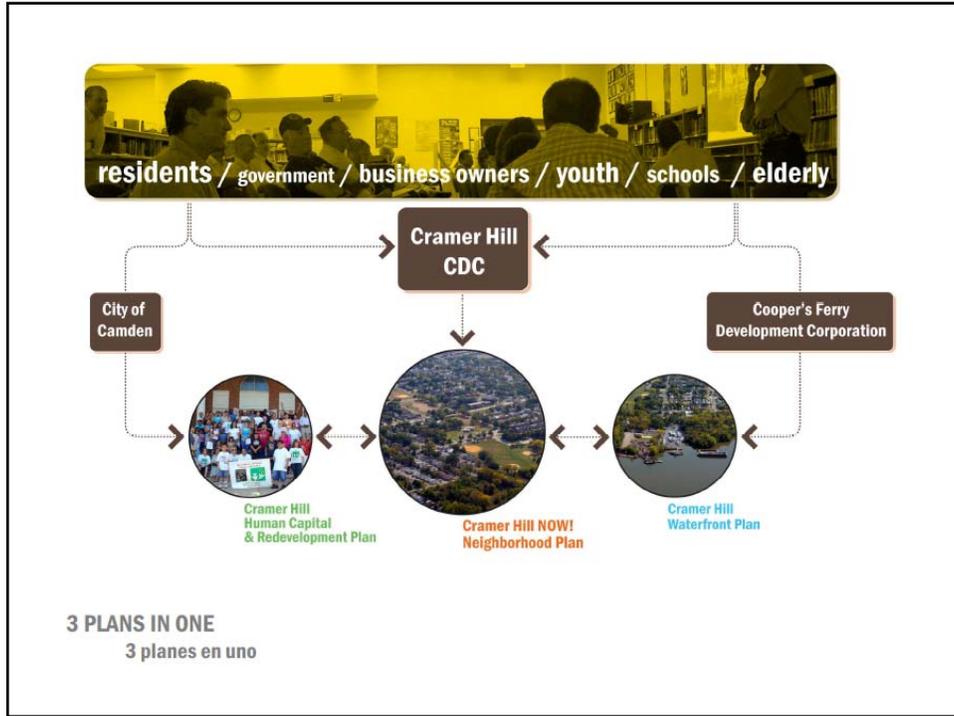
The Camden Collaborative Initiative is a solutions-oriented partnership between governmental, non-profit, private, and community-based agencies formed to plan and implement innovative strategies to improve the environment and the quality of life of Camden's residents.





A NEW APPROACH TO NEIGHBORHOOD REVITALIZATION IN CAMDEN





CRAMER HILL
a neighborhood plan for today and tomorrow.
NOW!

Neighborhood Plan

WATERFRONT PARK PLAN

Cooper's Ferry Development Association, Inc. | Cramer Hill Community Development Corp.

COMMUNITY GOALS



Create a public waterfront amenity that is physically and visually accessible.

Design spaces and recreation amenities geared towards a wide range of users.



Provide safe gathering spaces.

Highlight Cramer Hill's natural assets through resource preservation and environmental education.



Honor the neighborhood's rich cultural heritage and diversity.

Plan for local investment and employment opportunities.



Resident-Driven Planning & Implementation

COMMUNITY ENGAGEMENT PROCESS

- Deliberate and Focused
- Engaged a range of ethnic groups
- Flyers, mailings, billboards
- Steering Committee
- New Jersey Department of Environmental Protection (NJDEP) Commitment

Waterfront Park and Neighborhood Plan Community Meeting Schedule

December 15, 2008
Sharp Elementary School
1st Park-Focused Community Meeting

- present site analysis
- distribute programming survey
- elicit goals

January 26, 2009
Vets Middle School
2nd Community Meeting (Park and Neighborhood Plan)

- confirm goals, vision, and planning principles
- survey results

February 16, 2009
Christus Lutheran Church
3rd Community Meeting (Waterfront Park Master Plan)

- present preliminary plan for comments

April 20, 2009
Christus Lutheran Church
4th Community Meeting (Waterfront Park Master Plan)

- present revised concept plan and illustrative for comments

May 11, 2009
Cramer Hill Community Center
(Von Nelda Park) and Sharp School
Celebrations of Completed Waterfront and Cramer Hill Now
Neighborhood Plans

CAMDEN'S CHALLENGE WITH KNOWN CONTAMINATED SITES



Legend

- GeoWeb
- ★ Known Contaminated Sites List
- Groundwater Contamination Areas (CWA)
- Groundwater Contamination Areas (CLA)
- Municipalities
- Counties
- Mid-Atlantic States
- New Jersey
- Other Mid-Atlantic States

2012 Natural Imagery
 June 2015

WHAT IS A "BROWNFIELD" SITE?

- Former/current commercial or industrial site that is
 - ▣ Vacant or underutilized
 - ▣ Contaminated or suspected as contaminated



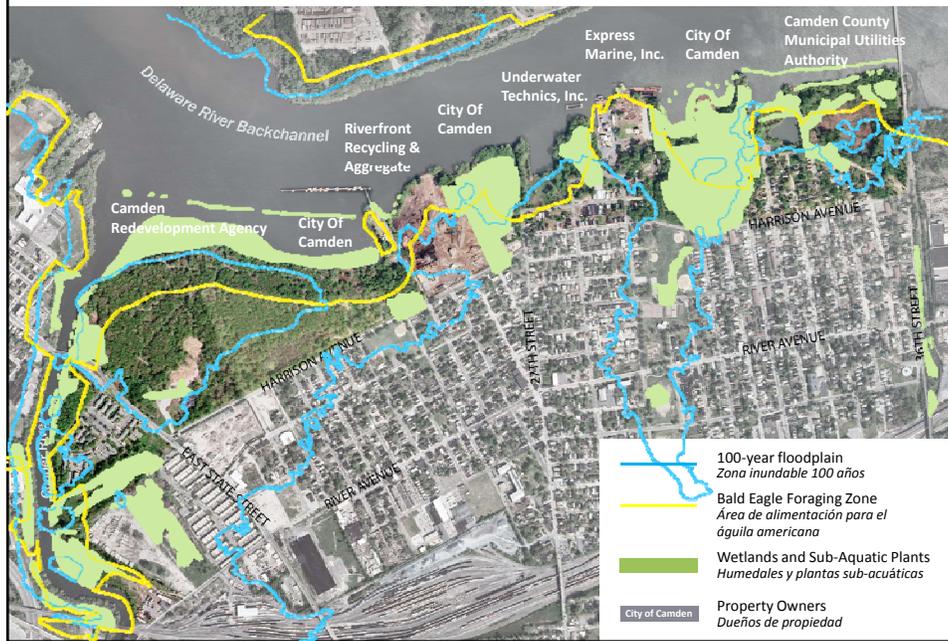
CRAMER HILL BROWNFIELD DEVELOPMENT AREA

What is a brownfield development area?

- **A geographic area identified by a community which includes multiple properties that meet the definition of a "brownfield" and is targeted for redevelopment.**
 - ▣ Designated by NJDEP
 - ▣ 31 designated areas
>3200 acres



CRAMER HILL BROWNFIELD DEVELOPMENT AREA



VISUAL PROGRAMMING SURVEY

Sports and Play – Please Circle Three (3)
Deportes y Juego -- Favor de Seleccionar Tres (3)



Soccer
Canchas de Fútbol



Basketball
Canchas de Baloncesto



Tennis Courts
Canchas de Tenis



Football
Canchas de Fútbol Americano

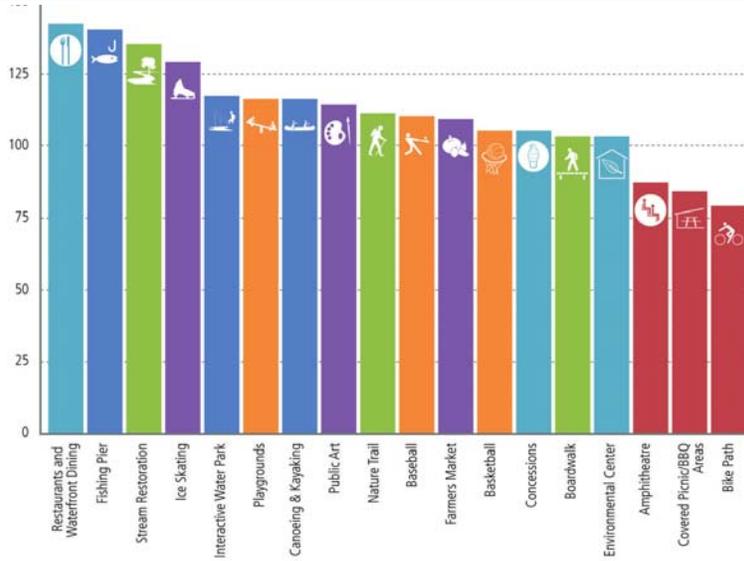


Baseball
Parque de Pelota



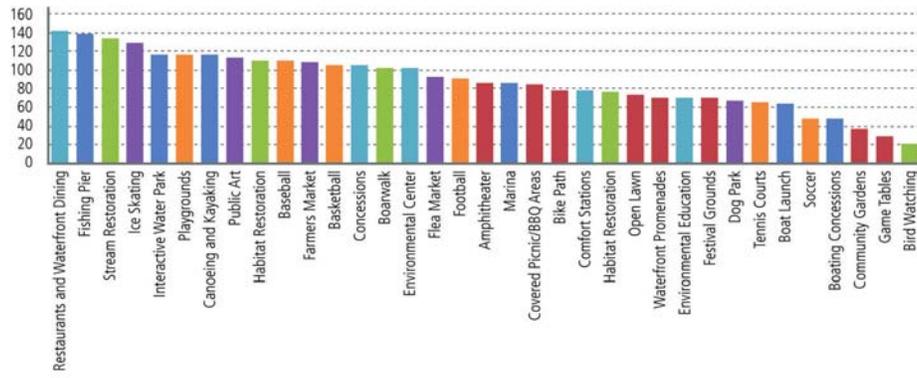
Playgrounds
Patios de Recreo

SURVEY RESULTS



SURVEY RESULTS

Programming Survey Results (Based on 188 Responses)



Where will you spend your cash?



| | |
|---|----|
| Improve park conditions ----- | \$ |
| Provide financial assistance for home-improvement ----- | \$ |
| Demolish dangerous, abandoned buildings----- | \$ |
| Establish more youth programs ----- | \$ |
| Improve lighting on street ----- | \$ |
| Build a police station ----- | \$ |
| Create sports facilities and fields ----- | \$ |
| Create more parks and open space ----- | \$ |
| Build a public library ----- | \$ |
| Build a grocery store ----- | \$ |
| Provide bins for recycling ----- | \$ |
| Repair infrastructure to fix flooding ----- | \$ |
| Improve traffic conditions ----- | \$ |

CRAMER HILL RESIDENT PRIORITIES

show us the money.

If you had **\$100** how would you spend it to **Improve Cramer Hill?**



| | |
|--|-------|
| Improve Link fields field conditions and drainage | \$510 |
| Provide financial assistance for home-improvement | \$500 |
| Demolish dangerous abandoned buildings | \$110 |
| Establish more youth-oriented arts/active/voluntarism programs | \$250 |
| Improve lighting on streets | \$300 |
| Build a police station in Cramer Hill | \$300 |
| Reconnect Alford and Cambridge as a central bus neighborhood | \$300 |
| Create more active sports facilities/fields | \$250 |
| Create more parks/public spaces for passive recreation | \$210 |
| Establish more events in Van Hook Park | \$200 |
| Build a public library in Cramer Hill | \$200 |
| Use traffic calming to slow speeders | \$170 |
| Find recreation space for children that don't have green | \$110 |
| Improve lighting in parks and play spaces | \$110 |
| Establish a large grocery store in the neighborhood | \$120 |

CRAMER HILL WATERFRONT PARK



CRAMER HILL PRIORITY PROJECTS



HARRISON AVENUE LANDFILL



HARRISON AVENUE LANDFILL

- Site Conditions
 - 85 acres
 - Operated 1952-1971
 - Environmental non-compliance
 - Illegal dumping
 - Fires and safety issues
 - Community nuisance



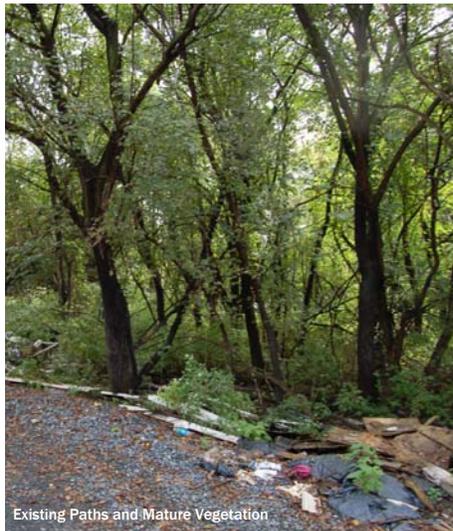
EXISTING CONDITIONS

Water's Edge



EXISTING CONDITIONS

Top of the Landfill



ENVIRONMENTAL CONDITIONS

- Municipal Solid Waste
- No landfill cover (leaf litter 'cap')
- Mature vegetation (40-60 years)
- Endangered species (eagles, FW mussels, fish)
- Chlorinated solvent plume

SITE CONSTRAINTS



SALVATION ARMY KROC CENTER

Salvation Army Camden receives \$54M grant from estate of Ray & Joan Kroc (2006)
Large (~20 acre) site required for Community Center



NJDEP CLEANUP CLEARS THE WAY FOR COMMUNITY CENTER

- Harrison Avenue Landfill was chosen to be the location of the community center
 - It's large enough
 - Owned by Camden Redevelopment Agency
 - Access to bus routes
 - Close to 12,000 children
 - Reconnect the residents to the waterfront

HARRISON AVENUE LANDFILL SOLID WASTE LANDFILL CLOSURE ALTERNATIVES

- Subtitle D
 - Typical Closure: ~\$250,000/acre
 - LF Gas System: ~\$25,000/acre
 - Annual O&M: ~\$40,000 (early)
 - No Beneficial Reuse
- Alternative cap
 - Typical Closure: ~\$100,000/acre
 - LF Gas System: not required
 - Annual O&M: ~\$10,000 (early)
 - Beneficial Reuse



Remediation based on community needs (site reuse).

HARRISON AVENUE LANDFILL: REMOVAL ACTION (2008)



HARRISON AVENUE LANDFILL:
TRANSPORT OF WASTE OFF-SITE



HARRISON AVE LANDFILL: BACKFILLING OF
INDUSTRIAL WASTE AREA (MARCH 2008)



HARRISON AVE LANDFILL: INDUSTRIAL WASTE AREA
AFTER RESEEDING (APRIL 2008)



HARRISON AVE LANDFILL: INDUSTRIAL WASTE AREA
AFTER REMOVAL ACTION (MAY 2008)





**HARRISON AVE LANDFILL: PHASE I
SALVATION ARMY (KROC) COMMUNITY CENTER**

- Green Remediation Techniques
 - ▣ Use of Local Dredge Material for Cap
 - ▣ Alternate (Permeable/Vegetative) Cap
 - ▣ Natural Remediation of groundwater
 - ▣ Vapor Collection Trench for methane
 - ▣ Sub-slab Vapor System for building



HARRISON AVE LANDFILL: PHASE I SALVATION ARMY (KROC) COMMUNITY CENTER

- Landfill Remediation/Closure
 - In Cramer Hill neighborhood & on 2 rivers
 - Relocation of waste away from building
 - Foundation & Cap: Local dredge material



HARRISON AVE LANDFILL: PHASE I REMEDATION/CLOSURE COMPLETE

- Kroc Center Under Construction
- Environmental Investment: Social & Economic Benefits
 - \$25 M remediation secures \$75 M Kroc Center
 - Will serve 3 NJ counties & Philadelphia Metro area
 - Unique programs & resources
 - Enrichment courses
 - Job training/placement
 - Theater
 - Community center
 - Two pools
 - 160 permanent jobs



HOW GREEN INFRASTRUCTURE PROJECTS CAN SPARK URBAN RENEWAL



Constructed Wetlands (indicated by a yellow arrow)

Bioretention Basins (indicated by green arrows)

Project Costs:
Salvation Army Remediation \$26 M
Kroc Center Building \$32 M
Restoration of Riparian Corridor \$20 M

Green Remediation Techniques:
Use of Local Dredge Material for Cap
Alternate (Permeable/Vegetative) Cap

Green Infrastructure Elements:
Permeable / Water Infiltration Cap
~1.1-acre constructed wetlands
2000 feet bioretention basins
>25 million gallons annually of stormwater management
no connection to adjacent CSO...
Restoration of Riparian Corridor:
living shoreline & wetlands creation

Project Partners:
Salvation Army Camden/Kroc Found.
Camden Redevelopment Agency
NJ Dept. of Environmental Protection
Cramer Hill Community Dev't Corp
Cooper's Ferry Partnership
US Environmental Protection Agency



THE SALVATION ARMY

**RAY AND JOAN KROC
CORPS COMMUNITY CENTER**

**CAMDEN
NEW JERSEY**

THE CAMDEN KROC ARTS DEPARTMENT



AQUATICS PROGRAM

RAY & JOAN
Kroc
CORPS COMMUNITY CENTER
CAMDEN



LEARNING CENTER



GAME ROOM

LIBRARY









ENVIRONMENTAL CONCERNS



Fish & Wildlife/Endangered Species

Natural Resource Restoration

Site Remediation



Water Resources Management

Flood Control

Economic Growth & Green Energy



Land Use Management

Environmental Justice

RECLAIMING LANDFILLS

Best Practices



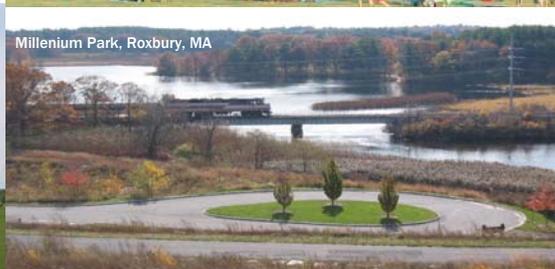
Fresh Kills Landfill, Staten Island, NY



Mt. Trashmore, Va Beach, VA



Millenium Park, Roxbury, MA

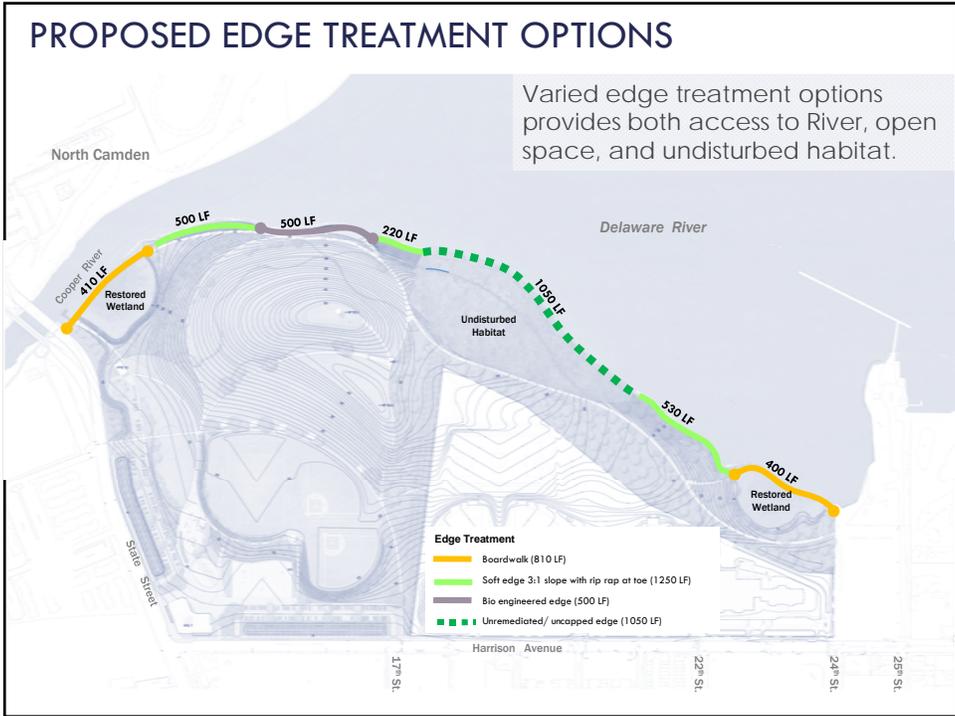


Millenium Park, Roxbury, MA

CRAMER HILL WATERFRONT PARK

A compromise balancing environmental restoration and community interests.







HARRISON AVE LANDFILL – LIVING SHORELINE RESTORATION



- ▶ Remediation → Restoration
- ▶ Enhance local natural resources
 - Freshwater Mussel Beds
 - Filter tidal waters
 - Enhance fish habitat
 - Improved eagle foraging
- ▶ Added Value to Community
 - Access to open space
 - Recreational opportunities
 - Education/stewardship
- ▶ Water quality benefits beyond site

BIOFILTRATION POTENTIAL

Start



No mussels

8 adult mussels

Later



No mussels

8 adult mussels

Courtesy of Dick Neves, VA Tech



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A photograph of a park area. In the foreground, there is a calm pond that reflects the surrounding trees and sky. A wooden walkway or bridge crosses the pond. The background is filled with tall, leafy trees under a clear sky. The overall scene is peaceful and natural.