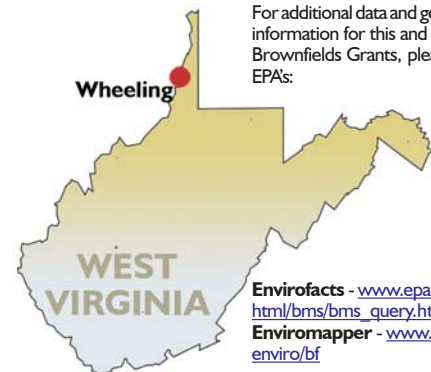


CSX AND PAVILACK PROPERTIES

Center Wheeling: Now Open for Business

ADDRESS:	2801 Chapline Street, Wheeling, WV 26003
PROPERTY SIZE:	10 acres
FORMER USES:	Steel foundry, axle manufacturing, junkyard, commercial, and residential
CURRENT USE:	Home improvement store
EPA GRANT RECIPIENT:	PROJECT PARTNERS:
The City of Wheeling received a \$200,000 Brownfields Assessment Pilot grant.	West Virginia Department of Environmental Protection and GGP Wheeling 2003 LLC



For additional data and geographic information for this and other Brownfields Grants, please visit EPA's:

Envirofacts - www.epa.gov/enviro/html/bms/bms_query.html
Enviromapper - www.epa.gov/enviro/bf

PROJECT BACKGROUND:

Center Wheeling was marred by blighted properties in the 1990s, and the city government has long attempted to improve the city's neighborhood. The city therefore targeted two brownfield properties for redevelopment—the CSX and Pavilack properties. The CSX property, which formerly included residential and commercial uses, was assessed with private funds in the late 1990s. The West Virginia Department of Environmental Protection determined that this property did not require cleanup. The Pavilack property was formerly used as an axle manufacturer, a foundry, and an automotive scrap yard. Nearly \$70,000 in EPA Brownfields Assessment Pilot funds were used to fund Phase I and II assessment activities at the Pavilack property from 2000 through 2003. These assessments determined that cleanup was required on the property.



The completed Lowe's at Gateway Centre.

KEY ACCOMPLISHMENTS:

- Cleanup included asbestos removal; demolition of more than a dozen structures; and the removal of two underground storage tanks.
- Elevated property approximately 14 feet above the flood plain, which serves as a cap over the soil.
- The first of three phases completed in the revitalization of a central city area.
- Leveraged approximately \$18.5 million for redevelopment activities and 175 jobs due to positions available at the new Lowe's home improvement store.

OUTCOME:

The Pavilack property is now restricted to non-residential uses, and a soil and/or asphalt cap must be maintained long-term across the property. The groundwater at the property also cannot be used as a drinking water supply. The grand opening event for the new Lowe's home improvement store on the Pavilack and CSX properties, which was presided over by Mayor Nick Sparachane, was held on December 14, 2005 in time for holiday shopping. The store has 116,000-square feet of retail sales space and an adjacent garden center to help customers build, improve, and beautify their homes. The new Lowe's is the first of three phases of planned retail development at the Gateway Centre. The developer, GGP Wheeling 2003 LLC, is assembling and acquiring land for the subsequent phases of the project. In the future, the Gateway Centre will likely include additional national retail chains as well as a grocery store. When complete, the entire project is anticipated to leverage 1,000 jobs and cost \$70.75 million.