



# A Successful Transformation: From Wasted Lot to Reading Hot-Spot

## Lowe Drive

## Shepherdstown, West Virginia

### Site Description

The Former Shepherdstown Municipal Dump is located in Jefferson County, West Virginia, southwest of the Shepherdstown corporate limits. The site vicinity was historically used for apple orchards and from 1954 through the late 1960's the site was used as the town dump after which it became overgrown with underbrush and trees.



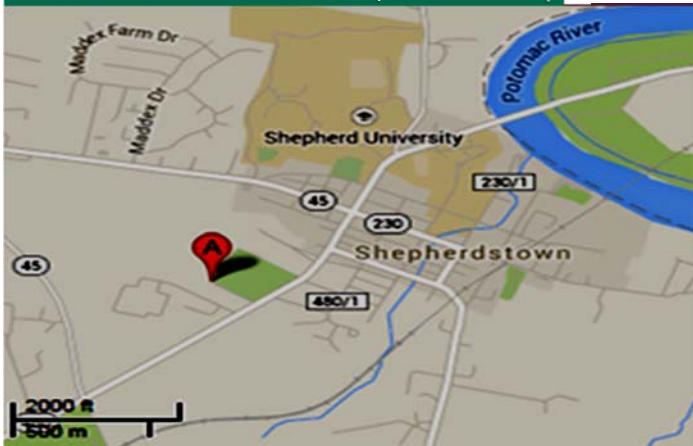
Photo Courtesy of Triad Engineering Firm

### Environmental Issues Addressed

The grant recipient received a cleanup grant in 2012. The property was assessed previously with lead, arsenic and pesticides determined to be the Contaminants of Concern (CoC). Under the cleanup grant, these CoCs were removed in accordance with the soil remediation standards of the West Virginia Department of Environmental Protection (WVDEP).

Moreover, institutional controls to restrict groundwater use and to maintain non-residential use of the property was also part of the certificate of successful cleanup completion issued by WVDEP.

#### Location of Site in relation to Shepherd University



### Leveraged Resources

The project benefitted from \$444,200 in generous donations and grant funding from the Nora Roberts Foundation, two Benedum Foundation FOCUS grants, the West Virginia Library Commission, State Senators Snyder and Unger and State Delegate Doyle and donations from community members. In addition, the Capital Campaign Construction donation and value of property donated by the Town of Shepherdstown, are an estimated combined value of \$2.3 million.

#### EPA Grant Recipient:

Economic Development Authority for Jefferson County, WV

**Year Awarded:** 2012

**Grant Types:** Brownfields Cleanup, \$200,000

**Former Uses:** Dump Site

**Current Uses:** Community Library

Another component of the project's success was the incorporation of the WVDEP Voluntary Cleanup Program, which was funded through EPA's 128a State and Tribal Funding Program. This funding, with West Virginia state oversight helped complete evaluation of remedial alternatives and assessments.

# Behind the Transformation

## Library Features

Some exciting highlights of the new library include:

- Increased floor space from the current 2,000 to approx. 12,000 square feet
- A Community Room designed to serve as a reception area and to feature local artisans
- A private meeting room for small community organizations
- A second floor dedicated to children's learning and activities
- A beautiful and contemplative Reader's Garden
- Expanded computer work stations
- A solar rooftop along 1,800 square feet, combined with a smaller section of living roof



Current Library

Courtesy of Shepherdstown  
Public Library

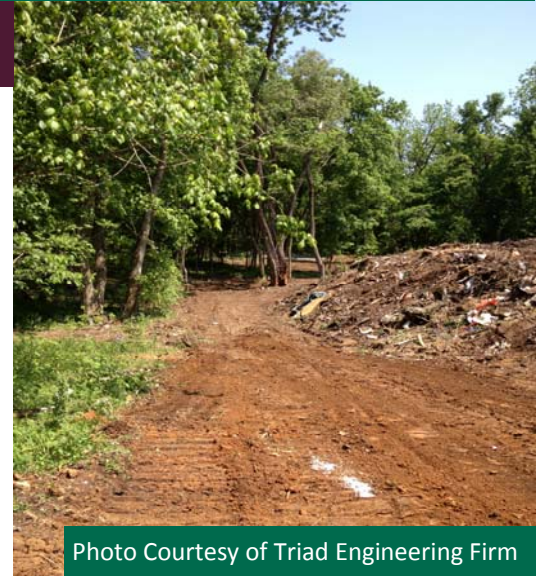


Photo Courtesy of Triad Engineering Firm

The library is coordinating efforts with adjacent property owners with planned developments to collectively manage site requirements, such as storm water management and road/sidewalk access. Such collaboration should yield a shared and significant cost savings as the respective projects are developed and built.

## Community Benefit

Construction of the modern library will increase the walkable area from downtown Shepherdstown. The new library will feature a free parking area with a capacity sufficient to service the needs of library visitors during peak daytime hours.

A new, much larger library will also benefit the community via increased membership and visitation. Heightened library traffic will benefit the local economy of the community – the greater number of patrons the new library will bring to the community will exponentially increase potential sales and revenue of local area businesses.



Concept Drawing Courtesy of  
Alexander Design Studio

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