

BCONE

BROWNFIELD COALITION OF THE NORTHEAST

Brownfield Redevelopment Tour

The Salvation Army

Ray and Joan Kroc Corps Community Center

On a beautiful September afternoon, the Brownfield Coalition of the Northeast (BCONE) partnered with The Salvation Army Camden, Dresdner Robin Environmental Management, Hunter Roberts Construction Group, NJDEP, and the Camden Redevelopment Agency to provide a first-hand look at one of New Jersey's biggest brownfield redevelopment projects currently underway. Over 30 attendees enjoyed an overview of the project and then a "behind the scenes" look at this redevelopment success story. The former 85-acre Harrison Avenue Landfill in the Cramer Hill neighborhood of Camden provided the backdrop for BCONE's guided tour and for an opportunity to network with industry colleagues.



Project Overview given by Major Paul Cain (The Salvation Army, left) and Geoff Forrest (Dresdner Robin, right).



Project partners lead a site tour of the RJKCCC.

The 7-year partnership among the various groups that lead the tour, ultimately led to a Steel Topping-off Ceremony held at the site in June of this year. At the Ceremony this summer, project stakeholders signed the final piece of steel and then watched as it was hoisted into place atop the Ray and Joan Kroc Corp Community Center (RJKCCC). In describing his experience on the project, Major Paul Cain, the senior officer on the project for the Salvation Army, said, "I didn't even know what a 'sub-slab vapor mitigation system' was before this project."

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The end result will be the Fall 2014 opening of a 110,000 square foot state-of-the-art recreational facility, complete with competition and leisure swimming pools, a day care facility, an adult education center, performing arts center, health center, chapel, and gymnasium. This project not only results in a brownfield remediation, but also includes a sustainability component with constructed wetlands, bioswale stormwater management features, and future plans for solar panels to power the Center.

“Before this project started I didn’t even know what a ‘sub-slab vapor mitigation system’ was.” –Major Paul Cain

By way of history, the Harrison Avenue landfill ceased operations in 1971. It was one of the sites within the Cramer Hill Brownfield Development Area (BDA) designated by the NJDEP in 2002. The initial assessment of the site was completed by NJDEP with a \$200,000 EPA Brownfield Assessment grant. By 2006, The Salvation Army had received a \$57 million gift from the Joan Kroc (McDonald’s heiress and wife of Ray Kroc) to develop a community center in Camden. The findings of site assessment resulted in design changes in the overall redevelopment of the landfill site. The remedial investigation began in earnest in 2006 and continues today on the remainder of the landfill that is not slated for the community center and its outside facilities (soccer and baseball fields, parking areas, etc.).

The remedial design/closure plan for the landfill includes a 24-acre subdivision and an 8-acre fringe/transition area into which waste was relocated to accommodate the Community Center building and its outside facilities. The major remediation components include:

- Source Removal-Municipal Solid Waste was excavated and relocated on-site to act as grading fill for ball fields and landscaped areas.
- Clean Fill Platform-The excavated area was backfilled with dredge materials meeting Unrestricted Use criteria from the Palmyra Contained Disposal facility (CDF), serving as subgrade for the Community Center building.
- A Landfill Gas (LFG) Cutoff Wall-A low-permeability wall was constructed around the remaining landfill area near the building to prevent landfill gas migration toward the building area.
- Operation/ Maintenance/ Monitoring (OM&M) - Extensive OM&M will be implemented at the facility to ensure long-term protection of human health and the environment.
- Capping - The 24-acre parcel was subdivided into 3 separate lots. One lot is planned to house the Day Care Facility and was remediated to an Unrestricted Use standard, which required no capping. The remaining two lots will have an engineered cap and a Restricted Use Remedy.

The tour ended with a networking reception, with refreshments provided by Respond, Inc., a local Camden non-profit company. Attendees spoke highly of the event and were anxious to discuss the project and how it will forever change the Cramer Hill section of Camden.

BCONE is a non-profit organization dedicated to providing education regarding brownfield remediation and sustainable redevelopment of contaminated real estate. BCONE also provides opportunities for brownfield professionals to network and discuss strategies for facilitating the brownfield redevelopment process. BCONE can be reached through our website at www.BrownfieldCoalitionNE.org.