

COMMUNITY INVOLVEMENT PLAN

for

**Atrium Manor Assisted Living Facility
216 Main Street, Johnstown PA 15901
ACRES Property ID: 261067**

Prepared For:

**Johnstown Redevelopment Authority
Multipurpose Grant BF 95323101**

Prepared By:

**Tetra Tech Inc &
Gaito & Associates LLC**

August 2024

**Melissa Komar, Executive Director
Johnstown Redevelopment Authority:**

A handwritten signature in black ink, appearing to read 'Melissa Komar', is written over a horizontal line.

Community Involvement Plan

Johnstown Redevelopment Authority (JRA) EPA Brownfields Multipurpose Grant: BF95323101

Project Name: Atrium Manor Assisted Living Facility

Overview

EPA requires that all cleanup activities require a site-specific Community Involvement Plan (CIP). The plan must include providing reasonable notice to the community and opportunity for public involvement and comment on the proposed cleanup options under consideration for the site. All information, including responses to public comments and administrative records, must be made available to the public to the extent consistent with 2 CFR § 200.338 and applicable state, tribal, or local law.

The purpose of the CIP is to describe the strategy of the EPA Grantee (JRA) to address the needs and concerns of the residents potentially affected by the proposed removal and cleanup of asbestos containing materials (ACM) present at the former Atrium Manor Assisted Living Facility, 216 Main Street, Johnstown PA 15901. The CIP outlines how JRA (as property owner) has involved and will continue to involve affected residents, the City of Johnstown, and local organizations in the decision-making process regarding the asbestos abatement at the site.

A description of the history of the site and asbestos project is included in the CIP. The CIP outlines where and when public meetings will be held; when and how public feedback will be evaluated and incorporated into the project; and where any official Administrative Records (i.e., the Information Repository) for the project will be available for public review.

Project Spokesperson, Information Repository and Public Meeting Location

The spokesperson for this project is Melissa Komar, JRA Executive Director, who may be contacted at:

Melissa Komar
416 Main Street, Suite 200
Johnstown, PA 15901-1828
Email: mkomar@jrpa.org
Phone: 814-535-6564

The Information Repository is located at the JRA's Offices at the above address. All technical reports and public comments on those reports are available in the repository. All public meetings will be held at JRA's offices at the address above.

Site Description and History

The Atrium site is at 216 Main Street located in the City of Johnstown, Cambria County, PA. The property was utilized for residential dwellings from circa 1886 to circa 1919. Several Auto Sales and Service facilities were located on the property from circa 1919 to circa 1962. The Downtowner Motel was present on the site from circa 1962 to 1985 when it was converted into a community living facility. Atrium Manor was present on the site from circa 1992 until the end of 2023. As of the end of 2023, the site is vacant.

Nature of Threat to Public Health and Environment

An asbestos survey of the Atrium was performed by MidAtlantic Environmental Industries (MAE), a Pennsylvania-licensed asbestos inspector, on August 26 2024. A total of 67 samples were collected from 29 suspect ACM. Identified ACM included floor tile, pipe insulation, mastic associated with floor and ceiling tile, and chimney flashing.

JRA plans to sell the property to a local provider of mental health services to use for their expanded office space. The redevelopment plans include renovations to the Atrium Manor facility that will require removal and disposal of ACM.

Alternatives for a permanent remedial solution were evaluated in an Analysis of Brownfield Cleanup Alternatives (ABCA) prepared in August 2024. Removing, properly managing, and disposing of the ACM during the Atrium Manor renovations is required by Pennsylvania law. There are no other viable alternatives (other than no action, in which case the building could not be renovated and reused according to current plans). The ACM removal and renovation work will be performed in accordance with PA laws. All required notifications will be made, and the work will be performed by Pennsylvania licensed asbestos abatement contractors.

A final cleanup report will be generated documenting the work performed, as well as disposal manifests and/or any documentation stating that the cleanup is complete. Cleanup documentation records will be maintained by JRA at their office located 416 Main Street, Suite 200, Johnstown, PA 15901-1828. The files will be available for public review during normal business hours.

Community Background & Profile

Johnstown (pop. 19,447) is the largest city in Cambria County (pop. 131,730), Pennsylvania, located along the Conemaugh and Stony Creek Rivers. Historically, Johnstown is known for its strong steel manufacturing past and the Great Flood of 1889. Faced with domestic and foreign competition, the economy of Johnstown declined following World War II as manufacturing plants were abandoned and left contaminated. The city, now the poorest in Pennsylvania, has an 8.0% unemployment rate, nearly double the 4.1% rate of both Pennsylvania and the United States. The median household income of Cambria County (\$44,943) and Johnstown (\$23,636) are far lower than state and nationwide averages (\$56,951 and \$57,652, respectively). Poverty rates are slightly higher in Cambria County (15.6%) than the national average (14.6%), but Johnstown has a poverty rate over double the national average (37.9%). As the population has drastically declined, more housing units in Johnstown (20.8%) and Cambria County (13.2%) have been left vacant as compared to statewide (11.4%) and national (12.2%) averages. The City was under the Commonwealth's Act 47 financial distress status from 1992 until April 28, 2023. The jobs and

workers that heavy industry once supported have largely left, but the environmental and human health impacts from their operations remain and continue to exact a heavy toll on the health and wellbeing of Johnstown residents. Toxic and blighted sites dominate the city scape, exposing residents to harmful contaminants and contributing to high rates of chronic health conditions. These sites also hinder economic development by driving away potential investors.

Combined with immense financial distress wrought by job loss and tax revenue shortfalls, Johnstown faces a self-sustaining feedback loop of environmental toxicity and economic hopelessness. Despite the enormity of these challenges, city leadership and community stakeholders are working to break the cycle of despair by organizing, securing outside investment, and planning for a better future. In particular, city leaders are focused on the assessment, cleanup, and reuse of Brownfield sites as the foundation of broader revitalization efforts. The Johnstown community has successfully managed 11 EPA brownfield grants to produce major revitalization benefits over 25 years.

Previous Community Involvement

Johnstown has several key planning initiatives to help organize and coordinate efforts across the city to address Brownfields. Johnstown has formed a “Brownfields Steering Committee” representing 11 entities which has guided and overseen community brownfields efforts, provided key input for the creation of a brownfields inventory with 37 sites, helped secure property access for assessment, and played robust roles in reuse planning. Steering Committee members included the City of Johnstown Department of Community & Economic Development, the Johnstown Redevelopment Authority, Cambria County Redevelopment Authority, Vision Together 2025, Johnstown Area Regional Industries, the Johnstown Area Heritage Association, the Cambria County Planning Department, the Greater Johnstown Regional Partnership, the Community Foundation for the Alleghenies, the 1889 Foundation, Pittsburgh Gateways, the Commonwealth of Pennsylvania Department of Community & Economic Development, the Johnstown Community Blight Elimination Task Force, the Foundation for Pennsylvania Watersheds, the Conemaugh Valley Conservancy, Saint Francis University, the U.S. Army Corps of Engineers, the Johnstown Redevelopment Strategy team, and the Pennsylvania Department of Environmental Protection, with involvement by other entities on occasion and as needed.

The Johnstown Vision 2025 initiative was launched in Johnstown in 2015, sponsored by the Community Foundation for the Alleghenies and other partners, who recruited the “Remaking Cities Institute” at Carnegie-Mellon University to launch “Vision 2025”, an ongoing, community-driven endeavor to create united neighborhoods, remove blight and brownfields, restore Johnstown's rivers, promote community gardens, expand greenspace and trails, revitalize downtown, and re-energize Johnstown with renewable and efficient energy approaches. Vision 2025 has created ongoing “capture teams” of stakeholders to promote community engagement and collaboration, including one dedicated to blight and brownfields removal. Johnstown Vision 2025 is an ongoing endeavor and will continue to engage citizens on brownfields and blight elimination as the Johnstown community implements this Multipurpose grant.

Key Community Concerns

The Draft Analysis of Brownfields Cleanup Alternatives (ABCA) will be made available for public comment via advertisement in the Johnstown Tribute Democrat. Any comments received within 7 days of publication will be reviewed and integrated into the Final ABCA as appropriate. There are no community concerns regarding the redevelopment of the Atrium Manor property. Reuse of the Atrium Manor facility by a local mental health services provider is viewed as a positive benefit to the community.

Continued Community Involvement

JRA does not anticipate the need for further community involvement for this project once the asbestos abatement is performed and the property is sold to the private sector owner. However, outreach efforts under the Johnstown Vision 2025 will continue.