

# Money Point Revitalization Plan

## March 2<sup>nd</sup> Draft

Prepared on behalf of  
**Money Point Revitalization Task Force**

Convener:



Facilitator:



March 2, 2006



# **VISION: Money Point will be a model for the co-existence of thriving waterfront industry and ecological regeneration, while affirming community history, safety and aesthetics.**

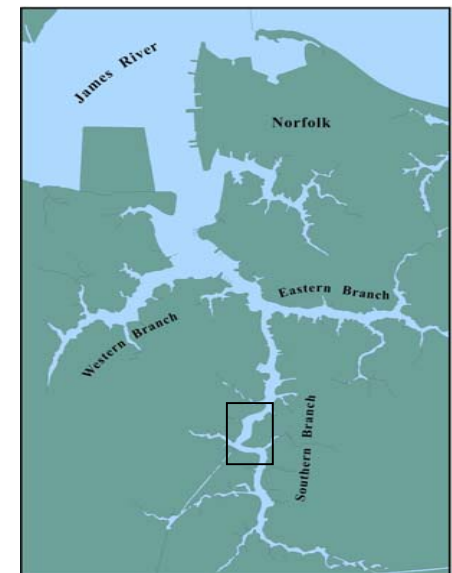
[Executive Summary will be included here]

## **INTRODUCTION:**

Money Point is the name given to a 330-acre area on the Southern Branch of the Elizabeth River in Chesapeake, Virginia. Money Point is comprised of a dozen industrially owned parcels, a small residential population, and several small businesses. According to local legend, Money Point obtained its name because the pirate Blackbeard buried treasure along the shores of Money Point. However, locals say the area is called Money Point because it was the place in town to earn a good living. In either case, Money Point played a significant role in the Industrial Revolution in Hampton Roads.

The area has undergone heavy industrialization over the years that has included creosote wood treatment operations, fertilizer plants, and bulk shipping terminals. In 1963, a fire at the Eppinger and Russell creosoting plant resulted in over 130,000 gallons of creosote being released at the site. In 1967 a second spill resulted in 20,000 gallons of creosote released into the river. These spills have resulted in some of the highest sediment concentrations of polycyclic aromatic hydrocarbons (PAHs), a known carcinogen for humans and a cause of fish cancer, in the Chesapeake Bay watershed.

In 2003, the Elizabeth River Project took on the task of cleaning up the contaminated sediment by collaborating with its sister group, The Elizabeth River Restoration Trust. The Trust made Money Point its focus area for sediment cleanup and has committed \$5 million to remediate the contaminated sediments off Money Point. The Elizabeth River Project also partnered with University of Virginia's Institute for Environmental Negotiation and architect Phoebe Crisman to assist in the development of a comprehensive revitalization plan for Money Point that would prevent further contamination to maximize the restored



habitat in the region. The Institute provided key facilitation to the Money Point Task Force's development of along with revitalization design ideas from Ms. Crisman.

This plan was developed by over 60 stakeholders from around Money Point with representatives from industry, the community, and local, state, and federal agencies. The Task Force met more than seven times over a two year period to develop the plan, which is intended to be a model for the revitalization of urban waterfront in the Chesapeake Bay. This effort is intended to address offshore contamination and any potential sources of re-contamination from the uplands. The team developed a common vision for the restoration of Money Point and outlined five key goals for the plan. The plan sets a 10-year timeframe, with implementation of the major goals to be completed between 2006-2016. The Elizabeth River Project spearheading the implementation of the action steps, with on-going participation from partners and stakeholders. The plan has been designed to be a working document with on-going identification of additional projects and resources over time. Currently there are numerous actions underway in each of the five goals. The development of this plan marks an epic step for the cleanup of one of the most notoriously polluted areas in the Bay.

The Elizabeth River Project would like to especially thank the Task Force members for all of their hard work and great guidance, and to funders of the plan development: The Elizabeth River Restoration Trust, the Andrus Family Fund, The Virginian-Pilot, Virginia Environmental Endowment and the donors to "The Campaign for The Elizabeth".

Additional information about the development of this plan including meeting agendas and minutes can be accessed at [www.virginia.edu/ien/moneypoint](http://www.virginia.edu/ien/moneypoint). The site also contains presentations from meetings which were presented to the Task Force Team.

[Phoebe Crisman's maps will be added in final printed versions]

**Draft Guiding principles:**

- Build strong partnerships through a voluntary, collaborative approach
- Sustain the balance of a thriving economy and a healthy ecology
- Raise awareness and appreciation for the Elizabeth River at Money Point and its community history
- Safeguard human health
- Promote environmental justice for all stakeholders
- Enhance compliance with existing regulations

(adapted from Elizabeth River Restoration and Conservation, a Watershed Action Plan, 2001)

**Goal 1:** Clean up one of the most polluted spots on the Chesapeake Bay -- the river bottom at Money Point.

**Goal 2:** Prevent upland pollution from entering the river at Money Point, improving and maintaining water quality.

**Goal 3:** Enhance community quality of life at Money Point and promote the co-existence of industrial, community and ecological health.

**Goal 4:** Establish environmental stewardship as the industrial ethic at Money Point primarily through the River Stars program.

**Goal 5:** Create an integrated network of habitat for wildlife through restoring and conserving wetlands, vegetated buffers, shellfish beds and urban forests.



**Goal 1: Clean up one of the most polluted spots on the Chesapeake Bay -- the river bottom at Money Point.**

**Rationale:** In the 1960s, two large spills of creosote, a wood preservative, occurred at Money Point, contaminating about approximately 35 acres of river bottom with some of the Chesapeake Bay's highest levels of polycyclic aromatic hydrocarbons (PAHs), a known carcinogen for humans and a cause of fish cancer. Cleaning up of the river bottom at Money Point is essential for recovery of the Elizabeth River system and longterm viability of Money Point for marketing, development and human safety. Life on the bottom, the benthic community, forms the foundation of the river food chain.



Actions to achieve Goal	Key implementers	Resources	Evaluate: when/how
<p><b>Action 1 - Complete a focused sediment remediation feasibility study to locate highly contaminated sediment areas (“hotspots”) at Money Point</b> and determine which remedial alternatives would be effective, acceptable, and affordable to all major stakeholders.</p> <p><b>Design and implement an agreed upon remediation strategy to eliminate toxic effects from contamination in the river bottom at Money Point,</b> making sure that the strategy reflects navigation and development needs of on-shore landowners, as well as regulatory agency and community concerns and interests.</p>	<p>Elizabeth River Project on behalf of Elizabeth River Restoration Trust; SAIC consulting firm conducting feasibility study, Amerada Hess, other waterfront industries, MP Task Force and other partners.</p>	<p>Elizabeth River Restoration Trust - \$5 million designated for cleanup of Money Point, beginning with \$330,000 feasibility study underway.</p> <p>Planning efforts supplemented by Virginian-Pilot, Andrus Family Fund &amp; Virginia Environmental Endowment, and ERP’s Campaign</p> <p>Additional, funds may be available for the mitigation for the eastward expansion of Craney Island.</p> <p>Task Force Partner, Amerada Hess Corps is providing \$100,000 to complete focused feasibility study.</p>	<ul style="list-style-type: none"> <li>- Determine sediment cleanup goals in consultation with SAIC, ERP Monitoring Advisory Committee, and Trust Technical Advisory Committee</li> <li>- Complete feasibility study fall 06; success to be measured by degree to which cleanup strategy is determined effective, acceptable, affordable to all major stakeholders as determined by the Money Point Task Force.</li> <li>- Complete design construction detail design for remediation project at Money Point, 2007Implement clean up strategy, 2008 - 2009</li> <li>- Monitor conditions at Money Point 2010-2015.</li> <li>- Monitor environmental improvements compared to conditions before action (technical advisors to recommend indicators). Before conditions, 07-08; after conditions, 2010-2015.</li> <li>- Improve health of the benthic community (bottom-dwelling) in the Elizabeth River in accordance with the Chesapeake Bay Program goal</li> <li>- Reduce pre-cancerous lesions in the resident mummichog fish (the indicator species for the Elizabeth River) to health.</li> </ul>

<p><b>Action 2 - Continue dialogue to explore potential Corps of Engineers project to deepen the channel at Money Point</b>, if a "win-win" can be identified to address contamination in the river bottom while also deepening the channel to meet navigation interests. The channel is currently 35 feet deep but is authorized for deepening to 40 feet.</p>	<p>Hampton Roads Maritime Association is leading the dialogue with landowners wanting improved navigation, as well as the Army Corps of Engineers, Chesapeake Port Authority, ERP, City of Chesapeake and Virginia Port Authority.</p>	<p>The deepening project, if it moved forward, would be cost-shared by the federal government and local sponsors.</p>	
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## Goal 2: Prevent upland pollution from entering the river at Money Point, improving and maintaining water quality.

**Rationale:** The contamination in the river bottom is the result of two large creosote spills that occurred on shore. The offshore problem cannot be addressed until potential sources of re-contamination on-shore are identified and addressed. In addition to the spills, each rainfall has the potential to wash contamination into the river from the land. Stormwater runoff is a leading source of heavy metals pollution throughout the Elizabeth River watershed. Currently Money Point offers little to no treatment or control of stormwater runoff, which not only affects water quality but also causes flooding and standing water, which are safety concerns for the community at Money Point.

Action steps to achieve goal	Key implementers	Resources	Evaluate: when/how
<p><b>Action 1 - Achieve on-shore cleanup of any contamination which may pose risks of re-contamination to the river.</b> - Amerada Hess is implementing voluntary remediation plans, including isolation of contaminants, limited removal of on-shore hotspots and phyto-remediation (plants that remediate pollution through uptake via their roots) through the Virginia Voluntary Remediation Program. Hess is the largest current owner of former property of Eppinger and Russell, the defunct wood treatment facility where the spills occurred.</p> <p>Also, engage other landowners to participate in cleanup activities, especially those owning contaminated properties that were part of the Eppinger &amp; Russell site, in cleanup activities with a voluntary, cooperative approach preferred.</p> <ul style="list-style-type: none"> <li>- SAIC evaluate on-shore contamination risks and data gaps as part of feasibility study; address data gaps.</li> <li>- Coordinate with onshore cleanup efforts with offshore efforts through regular dialogue with Money Point Task Force Team.</li> </ul>	<p>Companies or individuals owning contaminated properties that were part of the Eppinger &amp; Russell site, and other adjacent landowners as necessary; VA DEQ Voluntary Remediation Program; City of Chesapeake; other agencies as relevant including DEQ and EPA. Also Elizabeth River Project, SAIC and Money Point Task Force.</p>	<p>Hess is funding its own cleanup plans.</p> <p>Elizabeth River Restoration Trust is funding SAIC to evaluate upland contamination.</p> <p>EPA Brownfields assessment money may be available.</p> <p>VA DEQ Brownfield Remediation Loan Program</p>	<p>Spring 06: SAIC evaluation of upland contamination</p> <p>Clean up any upland sources of concern by 08, prior to off-shore cleanup</p>

<p><b>Action 2 - Use a phased approach to integrate stormwater management and ecological restoration to slow, filter, and potentially collect stormwater.</b> A network of vegetated swales and other Low Impact Development practices will reduce standing water and other stormwater hazards for pedestrians and vehicles on major streets, as well as provide habitat. The following phased actions, addressing both short and long-term stormwater issues, would together achieve this integrated system. The City of Chesapeake would study and engineer the components along Freeman Ave and Buell Street, and would implement them in association with The Elizabeth River Project. Stormwater improvements on private property would be encouraged and connected with the public system. The River Stars program would recruit and recognize participation.</p>		<p>EPA Targeted Watershed Initiative Grant - \$400,000 to \$1.2 million is available to winning watershed organizations for implementing watershed plans that achieve on-the-ground results in 3 years. Stormwater could be a focus area.</p> <p>City of Chesapeake has applied for \$630,000 to fund stormwater improvements at Money Point, potentially addressing many of the task force recommendations.</p> <p>City of Chesapeake has received \$500,000 grant for storm water improvements at Freeman and Bainbridge(improves flooding, may not address runoff pollution).</p> <p>DCR administers grant funds for storm water improvements</p>	
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<p><b>Action 3 – Reduce stormwater runoff to Milldam Creek 2016</b></p>	<p>Stormwater work group will evaluate potential sources to Mill Dam Creek. VA DEQ Voluntary Remediation Program; City of Chesapeake; other agencies as relevant including DEQ and EPA. Also Elizabeth River Project, SAIC and Money Point Task Force.</p>	<p>DCR grant</p> <p>City of Chesapeake has received \$500,000 grant for storm water improvements at Freeman and Bainbridge (improves flooding, may not address runoff pollution).</p>	<p>Benchmark resources for identifying LID effectiveness and determining a %:</p> <p><a href="http://www.lowimpactdevelopment.org/">http://www.lowimpactdevelopment.org/</a></p> <p><a href="http://www.cwp.org">www.cwp.org</a></p>
<p><b>Action 4 - Improve stormwater quality along Freeman Avenue and Buell Street.</b>  During rain events, the sharp turn in the road floods and in the winter months the standing water freezes, creating both a safety and environmental hazard as this intersection is located near three large petroleum industries that transport large volumes of gas and oil around this dangerous corner daily.</p> <ul style="list-style-type: none"> <li>• Flush the stormwater pipe crossing under Freeman Ave and as well as the pipes under the driveway on the northwest side of Freeman Ave (from Citgo Petroleum to 101 Freeman Ave) to help alleviate the flooding at the intersection.</li> <li>• Clean out the ditches along the northwest side of Freeman Ave, which includes two 90-degree turns that have clogged and become ineffective.</li> <li>• Construct engineered swales or bioswales along Freeman Ave to collect, filter, and convey runoff to a stormwater wetland.</li> <li>• Possibly create a stormwater wetland at the southeast corner of the Buell</li> </ul>	<p>City of Chesapeake, Elizabeth River Project, and industrial landowners</p>	<p>EPA Targeted Watershed Initiative Grant</p> <p>VA Department of Conservation and Recreation (Water Quality Improvement Fund)</p>	

<p>and Freeman intersection (with adjacent property owners)</p> <ul style="list-style-type: none"> <li>• Consider increasing the turning radius at Freeman Ave and Buell St. intersection from the existing 90-degree angle to improve safety for truck traffic.</li> <li>• Determine the feasibility of rerouting the outfall from the stormwater wetland (or other grant funded BMP) under Buell St along the edge Amerada Hess's property to eliminate the two 90-degree turns that currently exist.</li> <li>• Consider adding additional BMP's downstream of the stormwater wetland, such as a treatment train process along the Hess property for further improvement of stormwater.</li> </ul>			
<p><b>Action 5 - Encourage additional stormwater treatment measures at other industrial sites</b> including SIMS, Southern Aggregates, etc. Explore regional stormwater treatment area in the 3 acre vacant, phragmites infested field north of Citgo.</p>	<p>SIMS, other property owners at Money Point</p>	<p>EPA Targeted Watershed Initiative Grant</p> <p>VA Department of Conservation and Recreation (Water Quality Improvement Fund)</p>	
<p><b>Action 6 - Introduce biostrips at parking areas to filter stormwater runoff.</b></p>		<p>SIMS provided funds that were matched by ERP for a buffer project, fall 05.</p>	
<p><b>Action 7 – Conduct wet-weather monitoring to determine if there are on-going sources of historic contaminants (PAH from old creosote operations).</b></p>			

<b>Action 8 – Create a guide to sustainable redevelopment Best Management Practices for the Elizabeth River watershed (include Scotts Creek and Paradise Creek)</b>	Phoebe Crisman, UVA, Task Force, ERP, City of Chesapeake	VEE grant, UVA students, other funding	Guide completed by 2007
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### Goal 3: Enhance community quality of life at Money Point and promote the co-existence of industrial, community and ecological health.

**Rationale:** Money Point received its name as the primary area of employment for much of what is now South Norfolk, Chesapeake. Money Point was once the independent town of Buell, Virginia, with its own post office, recreation activities and a bustling residential community as well as an industrial center. Money Point was once a thriving community of approximately 1000 residents (by some accounts, 3000 residents lived at Money Point at one point). Homes lined the prominent streets at Money Point, and it had all the amenities of a small town in its heyday.

However, extensive demolition to make way for I-464, urban renewal, and current zoning as waterfront industrial have significantly reduced the number of residential homes; nevertheless, the remaining residents are close-knit and co-exist in close proximity to the heavy industries. The First Baptist Church at Money Point continues to draw former residents back to the area as an important historic social center, and it is preparing to celebrate its 100 year anniversary. The Elizabeth River has historically attracted both industries and residents.

This plan aims to transform Money Point from infamy for pollution and conditions such as lack of sidewalks and poor public roads with standing water and lack of trees to a model of co-existence between diverse uses, with improved quality of life for residents, industrial workers and property owners.



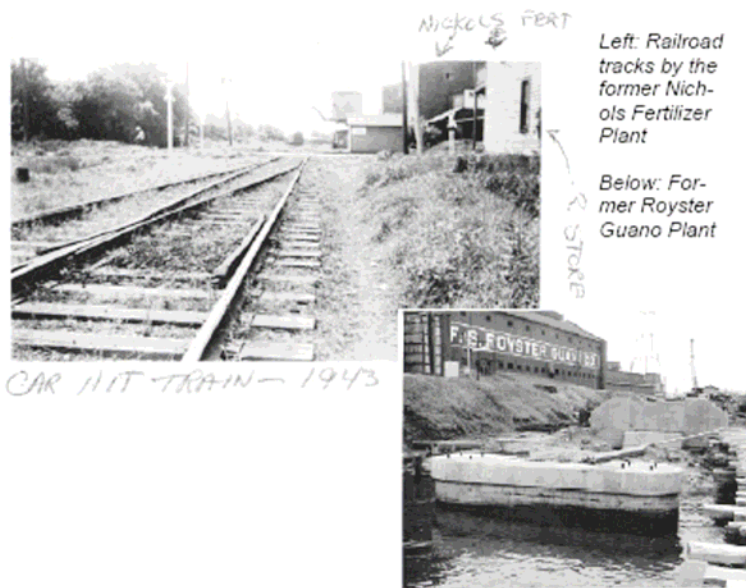
The approach has national merit. Many waterfront industrial districts like Money Point exist in the United States, but few have strived to re-conceptualize an ecologically vital future in conjunction with sustained economic growth. Lessons learned during the Task Force's public/private process and design research at Money Point can educate others about viable and daring possibilities.

This goal is also addressed throughout the plan through many other initiatives, such as tree plantings that improve aesthetics and quality of life for humans as well as wildlife.

Action Items: to achieve goal	Key implementer	Resources	Evaluate: when/how
<p><b>Action 1.</b> Consider an interactive educational barge with hands-on learning activities offshore that reveals and interprets the sediment remediation process, as well as teaches about wetland restoration and other river issues. The barge could be moved to other restoration sites over time to educate the public about these as well.</p> <p>The learning barge would be designed to work with natural systems such as wind and solar energy and would provide a platform for viewing and teaching.</p>	<p>UVA (Crisman) is exploring devoting a year to supervising students in this project, in partnership with ERP for program design</p> <p>Recruit local schools and teachers into the River Stars School Program</p>	<p>EPA Watershed Initiatives Grant?? EPA Education grant?</p> <p>Oak Hill, other grantors being explored</p> <p>Campaign for Elizabeth (ERP)</p> <p>Exploring donated barge and barge maintenance</p>	<p>Construction by 2008 years</p>
<p><b>Action 2.</b> Create a small playground/public park that could be used by workers for lunch breaks as well as for Money Point residents. Consider locating this community gathering and recreation place at or nearby the Money Point Baptist Church (currently a small field for sale next to church).</p> <p>Regarding public access to the waterfront: Homeland Security has placed restrictions on access to the Money Point waterfront due to presence of industrial facilities engaged in world trade. Consider whether there is a location removed from security needs that would allow for a marsh walk. For recreational boat access, Elizabeth River Park and Boat Ramp is not far away.</p>	<p>Money Point Task Force, Church, residents, property owners, Phoebe Crisman, and UVA students, community member and property owner contributions</p>	<p>EPA Watershed Initiatives Grant or other stormwater or recreation funds? CDBG grant, DEQ water quality loan</p> <p>Possible grant resource: <a href="http://servicelearning.org/resources/funding_sources/index.php?pop_up_id=1014">http://servicelearning.org/resources/funding_sources/index.php?pop_up_id=1014</a></p> <p><a href="http://www.usccb.org/cchd/grants/process.shtml">http://www.usccb.org/cchd/grants/process.shtml</a></p> <p><a href="http://sub.namb.net/root/churchfinance/">http://sub.namb.net/root/churchfinance/</a> [grants for churches to purchase properties]</p>	<p>Small passive park by 2008? Work in conjunction with First Baptist Church Money Point, residents, and community members to construct</p>

<p><b>Action 3.</b> Consider pervious paving of sidewalks on Freeman Avenue that link Money Point to Portlock at Bainbridge Blvd. Repave neighborhood streets and parking areas using pervious paving.</p>	<p>City of Chesapeake; other agencies as relevant including DEQ and EPA, the Elizabeth River Project, and Money Point Task Force, Phoebe Crisman, UVA</p>	<p>DEQ water quality loan</p> <p>Grants, City of Chesapeake funding</p> <p>EPA grant: <a href="http://www.epa.gov/enviroed/grants/VA02.htm">http://www.epa.gov/enviroed/grants/VA02.htm</a></p> <p><a href="http://www.dcr.virginia.gov/s/w/grants.htm">http://www.dcr.virginia.gov/s/w/grants.htm</a></p>	<p>By 2011</p>
<p><b>Action 4.</b> Implement street lighting on Freeman Avenue using “dark skies”/down lighting approach to improve safety and reduce crime while minimizing light pollution.</p>	<p>City of Chesapeake; other agencies as relevant including DEQ and EPA, the Elizabeth River Project, and Money Point Task Force, Phoebe Crisman, UVA, Community members</p>	<p>Grant funds, local funding sources</p> <p><a href="http://www.dcr.virginia.gov/s/w/grants.htm">http://www.dcr.virginia.gov/s/w/grants.htm</a></p>	<p>By 2011</p>
<p><b>Action 5.</b> Identify any derelict buildings where Brownfield revitalization funds might be applied to redevelop the property for productive use. - Walk the neighborhood to survey for a list of sites; address as funds are available</p>	<p>City of Chesapeake; other agencies as relevant including DEQ and EPA, the Elizabeth River Project, and Money Point Task Force, Phoebe Crisman, UVA, Community members</p>	<p>US EPA, City of Chesapeake Money Point residence</p>	<p>By 2016</p>

**Below is an excerpt from “A Brief History of Money Point”. The entire booklet may be found at the website: [www.virginia.edu/ien/moneypoint](http://www.virginia.edu/ien/moneypoint). [Experts will be incorporated into the final plan]**



Left: Railroad tracks by the former Nichols Fertilizer Plant

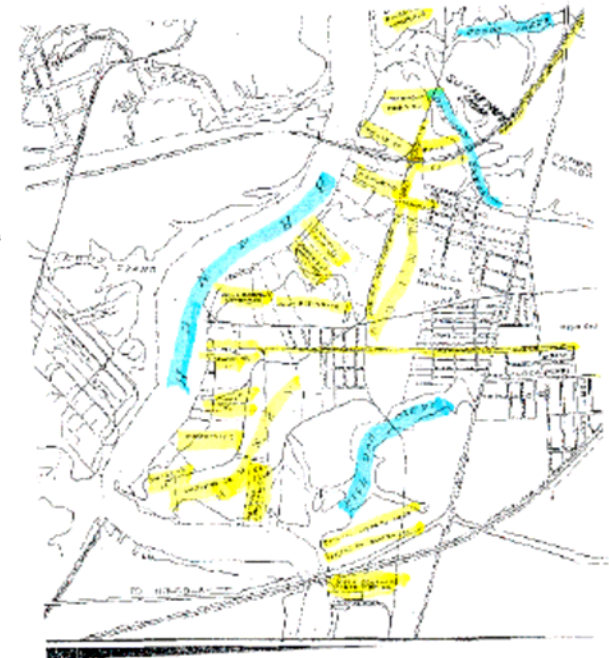
Below: Former Royster Guano Plant

Many people historically earned their living at businesses located at Money Point at one of the fertilizer plants, the plastic and leather shop, or at one of the creosote plants. A number of businesses were located at Money Point over time. According to a 1921 Norfolk City Planning Commission map, businesses at Money Point included (from north to south)

- Farmers Guano Co
- Robertson Fertilizer Co.
- John L. Roper Lumber Co.
- Gulf Refining Co.
- Norfolk Creosoting Co.
- U.S. Wood Preserving Co.
- F.S. Royster
- C.W. Priddy's Co
- Swift and Co. Fertilizer Company
- Norfolk Hide and Tallow Co.

Railcars used to move through Money Point frequently to the fertilizer and creosote plants, as well as transporting coal to the area. People used to go down to the railroad tracks pick coal up that fell off of the railcars and use it for heating and cooking.

Right: 1921 Norfolk City Planning Commission Map of businesses at Money Point



As Money Point grew as a commercial and industrial center, many residential areas disappeared to make way for the new growth. Many of the homes along Buell Avenue were rentals, so when the landowner wanted to convert the land from residential to commercial, several residents were forced to move. In addition to this land transition, many homes were bulldozed to make way to new commercial areas. Only a few people owned their own homes at Money Point, many of which are still standing today.

During the same period of land use transition at Money Point, the modes of transportation shifted as well. When the streetcar was replaced by buses, many people felt that transportation choices decreased. In addition, many people didn't have city water, and residents stated that it took a long time for water to be piped into residential areas from the city during that time. Eventually, Money Point transitioned to a more urban and industrial area as street lights, industries, and trucks replaced the baseball diamond, the local stores, and the street car.

<p><b>Action 6. Preserve and celebrate Money Point history.</b></p> <ul style="list-style-type: none"> <li>- Pursue listing First Baptist Church Money Point on a historic register (national or regional). Plant a tree at the MP Baptist Church to symbolize renewal at Money Point.</li> <li>- Record and preserve the physical and social history of Money Point.</li> <li>- Distribute 100 "Brief History of Money Point" booklets around the Portlock and Chesapeake communities. Place at Elizabeth River Project's River Information Center and on Elizabeth River Project website, <a href="http://www.elizabethriver.org">www.elizabethriver.org</a></li> <li>- Have a community celebration about the History of Money Point, perhaps at the 4<sup>th</sup> of July parade in South Norfolk</li> <li>- Celebrate Community History in Fall 2006 Money Point Revitalization Task Force Celebration</li> </ul>	<p>UVA planning students, Money Point Community, South Norfolk Library, UVA, South Norfolk Historical Society, Community Members, local schools</p> <p>Community workgroup from Task Force</p>	<p>Grant funds</p> <p>Possible grant resources:</p> <p><a href="http://www.usccb.org/cchd/grants/process.shtml">http://www.usccb.org/cchd/grants/process.shtml</a></p> <p><a href="http://www.dtiassociates.com/fbcj/">http://www.dtiassociates.com/fbcj/</a></p> <p><a href="http://www.fundsnet.com/religion.htm">http://www.fundsnet.com/religion.htm</a></p>	<p>Booklet distribution, within one year. Printing with UVA and Task Force.</p> <p>List Church on historic register within 5 years</p>
<p><b>Action 7.</b></p> <p>Publicize the Money Point "co-existence" model as an important design precedent</p> <p>Publish a study documenting the Taskforce process, final design and implementation plan. Include an essay examining the significance of MP work.</p> <ul style="list-style-type: none"> <li>- Create a guide to sustainable redevelopment Best Management Practices for the Elizabeth River watershed</li> </ul>	<p>Phoebe Crisman, UVA, Hampton Roads Planning District Commission, Virginia Commonwealth University, Elizabeth River Project, City of Chesapeake, local schools</p>	<p>Grant funds, local funding sources</p>	<p>Ongoing</p> <p>Have Guide available by 2007</p>

<p><b>Action 8.</b> Remove debris from residential areas (especially at end of Robertson Rd and Reid Street)</p>	<p>City of Chesapeake, ERP, Community volunteers, Community adopt-a-spot?, Citizens</p>	<p>Grant funds, City of Chesapeake</p>	<p>06-07</p>
<p><b>Action 9.</b> Plant street trees and native vegetation along streets at Money Point, particularly Freeman Avenue</p>	<p>City of Chesapeake, ERP, Community volunteers, Community adopt-a-spot, Citizens</p>	<p>Grant funds, City of Chesapeake</p>	<p>06-07</p>



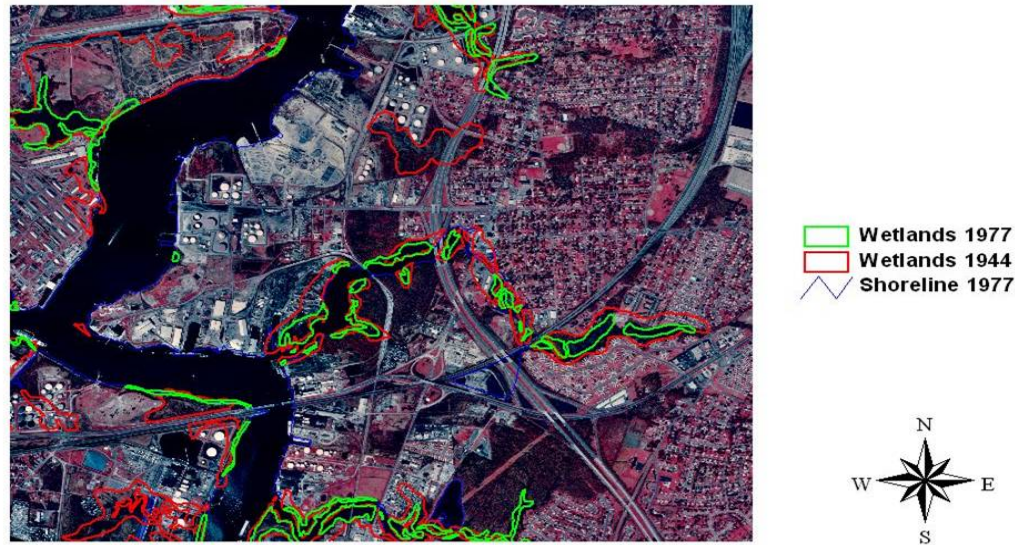
## Goal 4: Establish environmental stewardship as the industrial ethic at Money Point primarily through the River Stars program.

**Rationale:** All waterfront property at Money Point is owned by industrial/commercial concerns. Industrial partners are key to achieving the Money Point vision of thriving economic coexistence with ecological regeneration. The Elizabeth River Project’s River Stars program offers a “win-win” approach for engaging the industries in a positive, voluntary partnership that typically results in measurable pollution prevention and habitat enhancements, while also benefiting the company through reduced costs, improved worker safety and public recognition. Several of the major industries at Money Point have achieved impressive progress as River Stars already and others are actively pursuing startup activities.

Action steps to achieve goal	Key implementers	Resources	Evaluate: when/how
<p><b>Action 1 –Document achievements of 10 River Stars at Money Point.</b> Elizabeth River Terminals, Citgo, Amerada Hess, SIMSMetal, Exxon (Kinder Morgan) and Southern Aggregates have all been recognized as River Stars through peer review of achievements, based on Elizabeth River Project focusing on Money Point for the last several years. Achievements range from a 16-acre conservation area to wildlife plantings, pollution prevention and osprey platforms (Kinder Morgan has a real-time camera watching the ospreys hatch!)</p>	<p>Industries participating in Elizabeth River Project’s River Stars program.</p> <p>Participating and high-opportunity industries including Elizabeth River Terminals, Exxon (Kinder Morgan), Citgo, Southern Aggregates, Amerada Hess, SIMS Metal, LeFarge, Allied.</p> <p>Assisting/cooperating agencies such as VA DEQ and CBP’s Businesses for the Bay</p>		<p>At least one new Money Point River Star recognized for 2006 and recognize two River Stars for achievements for 2006.</p>

<p><b>Action 2 - Recruit the majority of industries at Money Point as active River Star environmental stewards by 2016 (10 years).</b> Assist at least one industry at Money Point to reach "Model Level" in the program in 5 years and 2 within 10 years. Elizabeth River Project and partners provide site visits, technical assistance, matching funding as available and public recognition for industry achievements. <b>Encourage River Stars to treatment stormwater, restore wetlands and forested areas.</b></p> <ul style="list-style-type: none"> <li>- Emphasize transferable nature of the program to other areas of the Elizabeth River Watershed; focus on ways to encourage other communities and industrial areas to participate</li> </ul> <p>Publish actions achieved in Sustainable Redevelopment BMP guide</p>	<p>Engage small priority business</p>	<p>EPA's Targeted Watershed Initiatives Grant could have a strong River Stars focus.</p> <p>Small Watershed Grant, Chesapeake Bay Program?</p> <p>Hampton Roads Sanitation District is among local supporters providing small grant assistance to the program</p>	<p>One Model Level River Star at Money Point by 2010; two by 2016</p> <p>30 Acres restored/conserved; 100,000 pounds of pollution reduced by Money Point River Stars.</p> <p>Majority of waterfront industries active River Stars by 2016</p>
<p><b>Action 3 – Target efforts to achieve related goals, such as for stormwater treatment, wetlands and forested areas, through the River Stars participation.</b></p> <ul style="list-style-type: none"> <li>- Emphasize transferable nature of this program to other areas of the Elizabeth River Watershed; focus on ways to encourage other communities and industrial areas to participate</li> <li>- Publish actions achieved in Sustainable Redevelopment BMP guide</li> </ul>	<p>Recruit the Money Baptist Church as a River Star and focusing education efforts on schools in South Norfolk</p>		

## Goal 5: Restore and conserve wetlands, vegetated buffers, shellfish beds and urban forest, creating an integrated network of habitat for wildlife.



**Rationale:** The Elizabeth River has lost 50 percent of its tidal wetlands since World War II. Habitat loss throughout the watershed is severe, placing stress on most river species. Reintroducing wetlands, vegetated buffers along the adjacent shore to the wetlands, and forested areas within the watershed are key steps to decrease stormwater flow, filter stormwater, support living resources and improve the aesthetic experience for humans.

A well-connected and integrated network of green spaces nested within an industrial area can allow an ecosystem to develop and be self-sustaining. Biologically, this means that all species, from the microbe to the plant species to the egret, are connected in a chain where they are co-dependent upon the environment where they live.

Riparian buffers improve water quality, waterside habitat and food sources for fauna, manage water temperature, control sedimentation, provide scenic beauty and recreational opportunities, reduce erosion, stabilize banks with a forested corridor, and encourage infiltration of stormwater runoff.

Meanwhile, Money Point is a heavily industrialized, poorly maintained and visually impoverished area that offers little experiential pleasure for those who live and work there. There are few trees to provide shade and lower the ambient temperature, or to slow winds that transport airborne dust and pollutants, which negatively impact human health.

The Elizabeth River Project has set long-range goals including to establish contiguous green corridors of wetlands, buffers and forest in priority areas including the Southern Branch from Scuffletown Creek to Great Bridge.



Action steps to achieve goal	Key implementers	Resources	Evaluate: when/how
<p><b>Action 1 – Restore and/or conserve a minimum of 20 acres of tidal wetland habitat to maximize marsh habitat for living resources by 2016.</b></p> <ul style="list-style-type: none"> <li>- Focus on corridor between Southern Aggregates south to SIMS Metals, the area of largest need and highest potential for wetland restoration.</li> <li>- Consider feasibility of wetland restoration project adjacent to Elizabeth River Terminal’s 16 acre conservation area.</li> <li>- Recruit waterfront owner participation; design and construct as funds become available.</li> <li>- Consider feasibility of large wetland restoration project adjacent to Allied Terminals reconnecting a marsh that appears to have been severed by the railroad. Size the culvert</li> </ul>	<p>Elizabeth River Project and partner waterfront industries including Elizabeth River Terminals, Allied Terminals, Citigo, etc.</p>	<p>\$90,000 anticipated from a pending DEQ “SEP” for ERP wetland restoration project</p> <p>NOAA Community-based Restoration Program.</p> <p>EPA Targeted Watershed Initiative Grant should include wetlands restoration, match to DEQ \$</p> <p>Potential mitigation funds from other efforts</p>	<p>Implement first wetland project 06-07</p> <p>10 year goal for implementing 20 acres</p>

<p>beneath the RR to improve flow and restore tidal wetland function upstream of the RR track.</p>			
<p><b>Action 2 - Create habitat corridors, including across Money Point along the N&amp;P Beltline Railroad right-of-way, extending from the ERT conservation area to Milldam Creek at SIMS Metal.</b></p> <ul style="list-style-type: none"> <li>- Analyze the 330-acre Money Point area as a whole, and then focus on all restoration projects as part of a restored biological system.</li> <li>- Design a viable network of water and habitat movement that integrates individual restoration projects, the River and Milldam Creek. The network would use elements such as bioswales and buffers.</li> </ul>	<p>UVA Crisman leading this analysis with Money Point Task Force</p>	<p>VEE Grant for Crisman assistance</p> <p>Watershed Initiatives Grant to help complete next levels of design and implementation???</p> <p>Community Restoration NOAA Direct Habitat Grant?</p> <p>Consider establishing tidal wetland mitigation bank at Money Point</p>	
<p><b>Action 3 - Restore and conserve riparian buffers along the Elizabeth River and Milldam Creek.</b></p> <ul style="list-style-type: none"> <li>- Place a minimum of 25 acres in longterm conservation, including 19 acres already pledged by Elizabeth River Terminals and Citgo.</li> </ul>	<p>UVA Crisman leading this analysis with MPt Task Force</p>	<p>VEE Grant for Crisman assistance</p> <p>Watershed Initiatives Grant to help complete next levels of design and implementation</p> <p>Community Restoration NOAA Direct Habitat Grant</p>	
<p><b>Action 4. Plant street trees on Freeman Avenue. Augment trees on</b></p>	<p>MP Community, ERP, Chesapeake</p>	<p>Chesapeake VA Dept of Forestry grant funds</p>	<p>5 years</p>

<b>neighborhood side streets.</b>		Chesapeake Arboretum	
<b>Action 5. Restore shellfish beds at Money Point.</b>  <ul style="list-style-type: none"> <li>- Request VMRC to survey Money Point area for potential sites for oyster, clam, and mussel replenishment.</li> <li>- Restore a minimum of 5 acres of oyster reef, hard clam and mussel habitat. Potential sites are sandy areas off Elizabeth River Terminal and at mouth of Blows Creek.</li> </ul>	VMRC, ERP, NOAA	Watershed Initiatives Grant, Community Restoration NOAA Direct Habitat Grant, Mitigation Funds, Fish America Grant, Small Watershed Grant	5 acres by 2016

**SUMMARY**

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**[Task Force members will be listed here]**