Compendium of Superfund Redevelopment Initiative 2001 Pilot Snapshots

Table of Contents

Superfund Redevelopment Initiative 2001 Pilot Snapshots

EPA's Superfund Redevelopment Program (SRI) is a nationally coordinated effort to facilitate the return of Superfund sites to productive use by selecting response actions consistent with anticipated use. The SRI Pilots are intended to help local governments enhance their involvement in the Superfund decision-making process by assisting EPA in predicting future land uses for Superfund sites. Under the Pilot Program, EPA will provide up to $100,000 in financial assistance and/or services to local governments for specified activities. Applicants are offered several types of program assistance, including funding through a cooperative agreement, access to facilitation services, and/or the availability of personnel under the Intergovernmental Personnel Act (IPA).

To broaden the SRI Pilot Program, EPA developed an open proposal process, which was announced in December 1999. Interested applicants were asked to complete a proposal with information about the types of activities they were proposing to conduct, and the types of support they were requesting from EPA. The deadline for submitting proposals to EPA was April 7, 2000. EPA reviewed the proposals to ensure that the applicants and their projects were eligible and to assess the proposals against the evaluation criteria that had been stated in the proposal. EPA announced the selection of 40 Pilots in July 2000.

The following are brief descriptions of the sites and redevelopment activities of the 40 Second Round Pilots, which are also available in Fact Sheet form for each site:

Region 1

Eastland Woolen Mills (Corinna, Maine)

$82,500 to Town of Corinna, Maine
Mixed: Commercial and Residential

EPA selected the City of Corinna, Maine, for a Superfund Redevelopment Pilot. Corinna is home to the Eastland Woolen Mill (EWM) Superfund site. This 21- acre site includes a 250,000 square-foot mill, two dams, and several buildings. EWM produced wool from 1936 until 1996, when it closed. EWM used several chemicals in its wool production process and discharged the chemical-laden wastewater into the East Branch of the Sebasticook River, which flows under the mill. In July 1999, EPA added the site to its list of hazardous waste sites needing cleanup. The site is in an economically disadvantaged community. The community of Corinna is using EPA's cleanup of EWM as the impetus for rebuilding the city. Because the former mill complex physically dominated the village center in the contamination was so expensive, the economic future and quality of life for the surrounding community is integrally linked to the cleanup of the Superfund site. This has included demolition of the mill complex and seven other structures, relocation of Main Street, a permanent river diversion, and construction of a new bridge. The community wants its renovation activities to make the city attractive, people-friendly, and functionally versatile. The Town of Corinna used Pilot funds to perform a reuse assessment and develop a reuse plan called "Reuse Plan for Corinna Village Center" that was completed in January 2002 and later approved by the Board. The plan presented a blue print for a mixed use development involving residential and commercial elements. Ground breaking on a new senior housing project was scheduled for the winter of 2005. The Association of General Contractors of America awarded the EPA case team the 2004 "Build America Award" for their efforts in advancing the cleanup and reuse of the Eastland Woolen Mills site.

Silresim (Lowell, Massachusetts)

$100,00 to City of Lowell, Massachusetts
Commercial and Public Services / Both

EPA selected the City of Lowell, Massachusetts, for a Superfund Redevelopment Pilot. An industrial area of Lowell is home to the five-acre Silresim Chemical Corporation Superfund site. Starting in 1971, Silresim processed and treated a variety of chemical wastes, waste oil, solvents, and sludges to reclaim some of the valuable chemicals contained in the waste. In 1977, Silresim declared bankruptcy and abandoned the site, leaving behind 30,000 decaying drums and several large chemical storage tanks. In September 1983, EPA added the site to its list of hazardous waste sites needing cleanup. The site is in an economically disadvantaged community. The City of Lowell is a Brownfields Showcase Community. The City of Lowell used Pilot funds to conduct a reuse assessment and to draft a redevelopment plan for the Silresim site called the "Silresim Superfund Redevelopment Study – Tanner Street Initiative," which was completed in 2002. The reuse plan assessed the site in the broader context of revitalizing the 120-acre Tanner Street District, which is a priority area for the city. The reuse plan includes innovative stormwater management and green building designs that helped it win a Progressive Architecture Award from Architecture Magazine as well as several other design awards. Currently, reuse is pending for the 4.5-acre portion of the property that contain the ground water treatment facility and associated structures. EPA plans to construct a cap that is contoured to provide maximum reuse possibilities once the remedial action is complete. Region 1 selected the Tanner Street District for an area-wide demonstration project facilitated by EPA, state, and local government and offering additional EPA funding for revitalization efforts. Plans for this reuse effort include a clean technology center at the former mill building.

New Hampshire Plating (Lowell, New Hampshire)

$99,050 to Town of Merrimack, New Hampshire
Mixed: Green Space / Recreational and Commercial

Merrimack is home to the New Hampshire Plating Co. Superfund site. From 1962 until 1985, the New Hampshire Plating Company (NHPC) conducted electroplating operations on a 13- acre parcel of land. Four natural lagoons on the property were used for the disposal of wastes and wastewaters from the electroplating process. These lagoons were unlined and had no leachate detection or collection systems. Because of the nature of its operations, NHPC declared itself a hazardous waste disposal facility under the Resource Conservation and Recovery Act (RCRA). In 1982, EPA and the New Hampshire Division of Environmental Services cited NHPC for violating several RCRA requirements and closed the facility in 1985. In October 1992, EPA added the site to its list of hazardous waste sites needing cleanup. Because of Merrimack's proximity to other major cities, many businesses and their workers are moving to the town. To address the growth, the town is beginning to revise its master plan. Because Merrimack is growing quickly, reusing formerly developed lands, including a Superfund site and nearby Brownfields pilot site, has become an attractive option to developers. With Pilot funds, Merrimack developed a reuse plan in 2001, but which is still pending approval from the Board of Selectmen. The final recommendation of the reuse plan included a mixed-use scenario that located recreational fields in the back portion of the site and reserved the front portion for an undetermined future use such as parking or commercial use. EPA has factored these uses into its remedial design and has received funding for the cleanup. The town has deferred acquisition of the site property from the defunct private entity that currently owns it, until the soil cleanup is complete.

New Bedford Harbor (New Bedford, Massachusetts)

$100,000 to City of New Bedford, Massachusetts
Mixed: Green Space / Recreational and Commercial

New Bedford is home to the New Bedford Harbor Superfund site, an 18,000-acre urban tidal estuary with sediments highly contaminated by polychlorinated biphenyls (PCBs) and heavy metals. From the 1940s until the 1970s, two electrical capacitor manufacturing facilities discharged PCB wastes directly into the harbor and indirectly via discharges to the city's sewage system. As a result, the harbor is contaminated for at least six miles, from the upper Acushnet River to Buzzards Bay. In September 1983, EPA added the site to its list of hazardous waste sites needing cleanup. As part of the cleanup of the New Bedford Harbor site, EPA originally planned to excavate 450,000 cubic yards of contaminated sediment and store it in a 17-acre shoreline confined disposal cell. The city initially planned to use Pilot funds to prepare a conceptual plan for a multi-modal freight terminal at the North Terminal Area disposal facility. The city's fundamental goal is to promote economic development along the waterfront. The construction of the disposal cell was included in the 1998 ROD, but was later eliminated from the remedy in 2002. A five-acre shoreline dewatering facility was built in its place. Pilot funds were used to ensure the dewatering facility and a connecting rail spur could be reused as a multi-modal transportation facility upon completion of remedial activities. The Region has worked with the city to develop a revised workplan for the potential reuse of a large, PCB-contaminated mill complex formerly owned by the now bankrupt Aerovex Corporation. This 10-acre property is located in a prime redevelopment area near the harbor. EPA and the city are working together to resolve site reuse issues and possibly attract a developer in advance of the cleanup of the property, scheduled for completion in 2006. The Region is currently working on an amendment to the cooperative agreement for the Pilot to make this possible.

GE-Pittsfield (Pittsfield, Massachusetts)

$100,000 to Pittsfield Economic Development Authority
Mixed: Commercial and Green Space

Pittsfield is home to the General Electric (GE)-Pittsfield/Housatonic River Superfund site. The GE plant in Pittsfield has historically been the sole producer and major handler of polychlorinated biphenyls (PCBs) in western Massachusetts. It is the only known source of the PCB wastes that were discovered in the Housatonic River sediments and floodplain between Pittsfield and Lenox. The site includes the GE facility where PCB wastes were dumped and areas where soil was contaminated by the migration of the wastes via the Housatonic River. It also includes the river sediments and groundwater contaminated by PCBs. The site is in the heart of the city and has been vacant for a number of years. In September 1997, EPA proposed adding the site to its list of hazardous waste sites needing cleanup. Prior to the closure of its Pittsfield plant, GE was the largest employer in the region. The Pittsfield Economic Development Authority (PEDA) will use the Pilot funds to develop a reuse plan for the site. Economic redevelopment of the property represents the area's best opportunity to attract businesses to the area, resulting in jobs and an increase in the city's tax base. As part of the reuse plan, PEDA investigated the site's condition, identified obstacles to and opportunities for reuse, and evaluated the impacts of reuse. PEDA also met with community groups to ensure that the city's concepts were in line with the community's vision for the site. EPA, the state, PEDA, and GE are working together to complete the transfer of 54 acres of the GE property to PEDA for the development of an office park. Under phase I of this transfer, 35 acres was scheduled for transfer in 2005. The agencies also worked together on language for the Environmental Restrictions and Easements to be placed on the properties by the state. These institutional controls identify areas of safe excavation as well as no-dig areas and required procedures for future construction activities. PEDA has a master plan

in place and is prepared market these properties. A 3-acre area was set aside and, under an agreement with the city, GE constructed recreational fields including a baseball diamond, soccer field, jogging track, equipment storage, fencing, and lighting. A dedication ceremony for the park was held in June of 2004. The city now operates and maintains the field under a 99-year lease with GE. The rest of the 50-acre property is scheduled for cleanup and natural resource enhancements by 2007. Cleanup is ongoing at other locations on the site, where reuse potential for these areas will be considered when remediation is complete.

Raymark Industries (Stratford, Connecticut)

$100,000 to City of Stratford
Mixed: Commercial and Green Space

Stratford is home to the 34-acre Raymark Industries Superfund site. The site is near the Housatonic River where Raymark manufactured brakes, clutch parts, and other friction products. Raymark and previous manufacturers operated on the property from 1919 until 1989. Raymark disposed of its manufacturing waste in lagoons on its own property. The wastes were also found in the fill on residential, commercial, and municipal properties in Stratford. In addition, several wetlands areas near the Housatonic River were filled in with Raymark's waste. The contaminants in the waste included polychlorinated biphenyls (PCBs), dioxin, semi-volatile and volatile organic compounds, asbestos, and metals. In April 1995, EPA added the site to its list of hazardous waste sites needing cleanup. As part of the Pilot, the town is focusing on specific areas of the Raymark site including commercial areas, two wetlands, the Raybestos Memorial fields, the Contract Plating site, the Beacon Point boat launch area, and the Housatonic Boat Club/ Shore Road area. Stratford used Pilot funds to assess these areas of the Raymark site and identify reuse options consistent with existing redevelopment plans at the site and the views of all stakeholders. A reuse plan entitled "Stratford Redevelopment Initiative Pilot Project" was finalized in May 2003 and formally had adopted into the city's Master Plan. A number of the existing businesses along Ferry Boulevard are located on property that received contaminated fill. Through the Pilot, the city worked with the property owners to better understand their liability concerns and operational issues. This information will be used to help inform cleanup decisions involving those properties. Many of the reuse activities described in the reuse plan are pending the development of a comprehensive cleanup strategy for the site. The issue of transporting and/or consolidating soils and wastes has been extremely controversial and has not yet been resolved. The Region will continue to work with the city and other stakeholders to incorporate reuse considerations into these future remedy decisions.

Blackburn & Union Privilege (Walpole, Massachusetts)

$100,000 to Town of Walpole
Mixed: Commercial, Industrial, and Green Space

EPA selected the Town of Walpole, Massachusetts, for a Superfund Redevelopment Pilot. Walpole is home to the Blackburn and Union Privileges Superfund site. In the 18th and 19th centuries, several industrial and commercial businesses used hazardous substances, including chromium, arsenic, and mercury, in their operations on the property. In 1915, Standard Woven Fabric Co. began manufacturing asbestos brake linings by crushing raw asbestos. More than 20 years later the property was sold to Kendall Co., which used it to produce cotton and other fabrics. The many years of use took a toll on the property, leaving it heavily contaminated. In May 1994, EPA added the site to its list of hazardous waste sites needing cleanup. The site is also near a Brownfields Pilot site. The Town of Walpole plans to use Pilot funds to help determine the likely reuse and develop a plan for the site with the goal of stimulating the economy of Walpole. To do this, the town formed a community group of stakeholders, held informational workshops for the community and local government, performed a reuse assessment, and recommended options for reuse. In November 2004, the Town of Walpole provided the draft reuse plan entitled "Reuse and Redevelopment Planning Alternatives: Blackburn and Union Privilege Superfund Site" for

review by EPA, the state, and various local stakeholders. Town officials also shared a copy with a developer who expressed interest in portions of the site. Discussions involving the developer, town officials, EPA, the state, and the responsible parties have taken place concerning possible reuse. The reuse plan is available online at: http://walpole-ma.gov/SFReport.pdf.

Wells G& H (Woburn, Massachusetts)

$100,000 to City of Woburn
Green Space / Recreational

Woburn is home to the Wells G & H Superfund site. Wells G & H were two municipal wells built in 1964 and 1967 to supplement the city's water supply and at one time these wells supplied 30 percent of the city's drinking water. In 1979, city police discovered several 55-gallon drums of industrial waste on a vacant lot near the wells. These drums were removed, and the nearby Wells G & H were tested and found to be contaminated with volatile organic chemicals. Both wells were shut down in 1979. The site received national attention in the 1980s when several potentially responsible parties settled with plaintiffs representing six families whose children had died of leukemia, allegedly caused by drinking the contaminated well water. In September 1983, EPA added the site to its list of hazardous waste sites needing cleanup. In the late 1990s, this story received public attention again as a book and a major motion picture, *A Civil Action*. The City of Woburn planed to use Pilot funds to develop a reuse plan to help determine reasonable future uses for the municipal parcels and adjacent properties affected by contamination from the site. Also, the city will involve the community and other stakeholders in the reuse decision-making process, including developing a land-use plan and participating in city-sponsored and EPA public meetings. The city requested and received extensions of the pilot project in order to incorporate additional remedial information into their deliberations and so that the reuse plan could receive sufficient public review. The SRI Pilot advisory committee felt that since the city was considering a number of options involving passive recreational use, it was important to better understand the health implications resulting from those uses. The Region also worked closely with the developer interested in building a recreational facility on a property within the site. The Region prepared a March 2004 risk assessment, which assisted the developer in understanding the potential risks associated with the property. Currently no construction schedule has been established for the property, but EPA will continue to coordinate with the developer regarding this reuse. The final reuse plan was submitted to EPA by the City of Woburn in 2005.

Region 2

Martin Aaron (Camden, New Jersey)

$100,000 to City of Camden
Industrial or Commercial

EPA selected the City of Camden, New Jersey, for a Superfund Redevelopment Pilot. Camden is home to the 2.4-acre Martin Aaron, Inc., Superfund site. From 1887 to the 1960s, the property supported a variety of uses including tanning, leather manufacturing, wool and hair blending, and lawn mower manufacturing. Over the past 30 years, various companies, including Martin Aaron, Inc., used the site for drum recycling and reconditioning. In July 1999, EPA added the site to its list of hazardous waste sites needing cleanup. The site is in an economically disadvantaged community near a Brownfields Pilot. The City of Camden planned to use Pilot funds to develop a community-based plan that incorporated reuse considerations into the cleanup of the site. The city hopes to strengthen the effectiveness of community participation by hiring a consultant to translate technical aspects of the cleanup and reuse of the site for the community, and to conduct other community outreach as necessary. The community developed a plan that calls for locating a farmers market on the site, while a neighboring industrial enterprise expressed an interest in the land for an expansion. The City hopes this project will not only help determine the best reuse

option, but also empower the community. The city believes a planning analysis with economic/feasibility components would be useful to determine the viability and desirability of either or both land-use options.

Li Tungsten (Glen Cove, New York)

Funded by the City of Glen Cove
Mixed: Residential and Commercial

EPA selected the City of Glen Cove, New York, for a Superfund Redevelopment Pilot. Glen Cove is home to the Li Tungsten Superfund site, which is in an industrial area along the north bank of Glen Cove Creek in Nassau County. The site includes the former Li Tungsten facility and the former Captain's Cove dump. From the 1940s to the early 1980s, the facility received tungsten ores from around the world and smelted them to produce tungsten carbide powder, tungsten wire, and welding rods. The heavy metals and radioactive ore residues from the production process contaminated the property. In October 1992, EPA added the site to its list of hazardous waste sites needing cleanup. The City of Glen Cove has been designated as a Brownfields Showcase Community. Glen Cove's goal is to work with EPA and responsible parties to clean and redevelop 30 acres of prime waterfront property, including a portion of the Li Tungsten site. The city will use a "community revitalization vision" to identify options for reuse of the site. The city is not requesting any Pilot funds but will participate in EPA's ongoing public outreach efforts related to both Superfund and Brownfields program activities. As part of the Waterfront Revitalization Program, various businesses, property owners and government agencies have formed partnerships to develop creative approaches for implementing the program. The city is contributing funds toward the cleanup of the Captain's Cove portion of the Li Tungsten Superfund site. A portion of the Captain's Cove property, a former 23-acre municipal dump, was owned and operated by the city. The city agreed to finance the cleanup work in an effort to expedite Captain's Cove's return to beneficial commercial use. The city has also provided some infrastructure improvements such as construction of an esplanade and bulkhead repairs. A private developer is presently investigating residential use once remediation of the Superfund site is complete.

Peter Cooper Landfill (Gowanda, New York)

$100,000 to Village of Gowanda
Green Space / Recreational

Gowanda is home to the 26-acre Peter Cooper Landfill Superfund site, which borders the Cattaraugus Creek at the entrance to Zoar Valley, a state wildlife preserve. The Peter Cooper Corporations (PCC) plant manufactured animal glue in Gowanda from 1904 until 1972, and industrial adhesives from 1972 until the plant closed in 1985. Between 1925 and October 1970, PCC used the northwest corner of the property to pile sludge from the manufacturing process. The waste contains elevated levels of chromium, arsenic, zinc, and some organic compounds. In September 1997, EPA added the site to its list of hazardous waste sites needing cleanup. The Village of Gowanda planned to use Pilot funds to develop a reuse plan that fits both short-term and long-term community needs, including improving recreational facilities. They also want to increase the opportunity for public involvement and consensus-building through community focus groups, newsletters, and coordination with state and federal agencies. In July 2001 the Village of Gowanda hired the University of Buffalo Center for Integrated Waste Management to perform a reuse assessment and create a conceptual plan for the Peter Cooper site. In December 2002, the university developed a report entitled "Reuse Assessment and Conceptual Plan for the Peter Cooper Gowanda Superfund Site." A multi-use recreational facility called the Zoar Valley Gateway was envisioned for the site. The major elements of the Gateway include: walking, running, and biking trails; fishing access; small boat access; camping facilities; a lodge; and a picnic area/playground. A copy of the reuse report is available online at: www.eng.buffalo.ed/ees/gowanda/pcg.htm.

White Chemical Co. (Newark, New Jersey)

$100,000 to City of Newark
Industrial

EPA selected the City of Newark, New Jersey, for a Superfund Redevelopment Pilot. Newark is home to the White Chemical Corporation Superfund site. The site, a one-acre area in a heavily populated and industrialized part of Essex County, is an inactive facility that used to manufacture acid chlorides and flame retardant compounds. White Chemical Corporation used the facility from 1983 until July 1990 when it ceased most operations. In September 1991, EPA added the site to its list of hazardous waste sites needing cleanup. EPA found thousands of 55-gallon drums and other containers of hazardous substances improperly stored and in various stages of deterioration. EPA removed drums, containers, and tanks in 1993, but is continuing to investigate the site for further cleanup. The city also received an EPA Brownfields Pilot Grant and is in an economically disadvantaged community. The City of Newark used Pilot funds to help determine the best reuse of the White Chemical site. The site is valuable property because it is within the Airport Support Zone, a 75-acre area next to Newark International Airport, which is prime real estate for redevelopment. The city also plans to provide cleanup and reuse information to the community and to encourage its participation in the reuse process. Through outreach to community and business leaders, the city believes the redevelopment will benefit the local neighborhood and city. The Newark Economic Development Corporation hired a consultant to create a feasibility study and reuse plan. The draft plan was submitted in June 2003. At this time the reuse plan is being expanded to include the larger Newark Airport Support Zone. The City of Newark is participating in ongoing discussions about the zone with developers

Niagara Mohawk Power Corp. (Saratoga Springs, New York)

$100,000 to City of Saratoga Springs
Green Space / Recreational

Saratoga Springs is home to the seven-acre Niagara Mohawk Power Corp. (NMPC) Superfund site. The property was used for coal gas manufacturing by the Saratoga Gas Light Company and then by various other companies from 1853 until the late 1940s. By-products containing hazardous substances were disposed of at various locations on the site, and the site's subsurface contains many coal tar waste deposits. Portions of the nearby Spring Run stream and a neighboring city-owned skating rink were contaminated as a result of these activities. Since 1950, NMPC has used the property as a multipurpose service center with an electric substation, natural gas facilities, vehicle and equipment repair, storage facilities, and offices. In February 1990, EPA added the site to its list of hazardous waste sites needing cleanup. For two years, the City of Saratoga Springs worked with NMPC and non-profit organizations to maximize the benefits resulting from the site's cleanup and reuse. Their goals are to preserve a historic structure on the site and to integrate the company's cleanup in Spring Run Valley with the potential development of a multi-use rails-to-trails path. The city is not requesting Pilot funds, because NMPC has offered to assist the city in developing the Spring Run Trail and has committed to preserve the historic structure as part of its cleanup. NMPC and the city will evaluate future uses for the skating rink property, and prepare a plan that will integrate reuse with the cleanup of the site. In addition, the city will assist in EPA's public outreach efforts. NMPC has preserved and relocated the historic brick roundhouse, which was originally slated for demolition. The City of Saratoga Springs also requested that a portion of the temporary gravel roads constructed to provide access to the site during remedial activities be left to provide a base for the city's Spring Run Bike Trail. NMPC completed the remediation of the stream and left a portion of the road for the city's bike trail. The city obtained the necessary approvals and permits and completed the design of the bike trail. Construction of the trail is expected to begin in 2005.

Hiteman Leather Company (West Winfield, New York)

$100,000 to Village of West Winfield
Mixed: Commercial and Green Space

EPA selected the Village of West Winfield, New York, for a Superfund Redevelopment Pilot. West Winfield is home to the 14-acre Hiteman Leather Company Superfund site. The property was used for leather tanning from 1820 to 1968 when the tannery closed. During this time the leather manufacturing process underwent several major changes. Originally, raw ingredients used during the tanning process were vegetable-based (tree barks) but later mineral-based products (chromium salts) and acid solutions were used. By 1964, 180,000 gallons of industrial wastewater was being discharged daily into three unlined lagoons adjacent to, and upslope of, the Unadilla River. In August 1959, a fish kill in the Unadilla River prompted an investigation by the New York State Pollution Unit. It concluded that toxic substances overflowing from the facility's lagoons had killed the fish. In January 1999, EPA added the site to its list of hazardous waste sites needing cleanup. The Village of West Winfield initially planned for the site's reuse to include a community center with a library, police sub-station, senior citizens center, and a fitness center. The village requested Pilot funds to design the center, conduct community meetings, and create information materials. In addition, the village will incorporate the educational aspects of the tannery's long history, and its cultural impact on the village, into its redevelopment plan. When complete, the village's Reuse Assessment and Redevelopment Plan included construction of the community center as well as development of recreational facilities, consolidating and modernizing an existing Department of Public Works facility, and additional commercial development.

Region 3

Central Chemical (Hagerstown, Maryland)

$97,405 awarded to City of Hagerstown
Commercial or Industrial

Hagerstown is home to the Central Chemical Company Superfund site. From the early 1930s until the mid-1980s, the chemical plant blended agricultural pesticides and fertilizers, creating waste and by-products that were allegedly disposed of in an old stone quarry on the property. Contaminants were found in the soil, ground water, surface water, sediments, and in the tissue of fish caught downstream of the site. Arsenic, lead, benzene, aldrin, chlordane, and DDT are just some of the contaminants identified. In September 1997, EPA added the site to its list of hazardous waste sites needing cleanup. The site is in an economically disadvantaged community, in an American Heritage River watershed, and near a Brownfields Pilot site. The City of Hagerstown requested funds to implement a 12-month community-based assessment of site reuse options. Hagerstown encouraged the community to be involved in the decision-making process and worked with a non-profit consensus-building research service and educational organization to achieve those goals. EPA's Technical Outreach Services for Communities program provided a technical expert to also help the community and city officials reach decisions. The Central Chemical Superfund Redevelopment Initiative Pilot Project Report was completed in July of 2003. The intent of the project was to provide EPA and the city with the community's guidance and reuse recommendations for the site for consideration in the cleanup plan. Consistent with the reuse report, EPA expects that the anticipated future use of the site is light industry or commercial office space and will take this into consideration during the remedy selection process. In addition to the remedial investigation, the responsible parties have agreed to remove 17 old buildings from the site on a voluntary basis. Partly supported by their reuse report, the responsible parties acknowledged that the old buildings were not part of anyone's vision for the future of the site. The reuse plan can be found online at: http://www.virginia.edu/ien/docs/HagerstownLUCFinalReport.pdf.

Metal Bank (Philadelphia, Pennsylvania)

$100,000 awarded to City of Philadelphia
Mixed: Residential, Recreational, Industrial, and Commercial

Tacony, an industrial area in northeast Philadelphia by the Delaware River, is home to the one-acre Metal Bank Superfund site. From 1968 to 1972, Metal Bank of America, Inc., drained oil from used transformers to reclaim copper parts. In 1972, the U.S. Coast Guard traced oil slicks in the river to the Metal Bank property. A 1978 study by the Coast Guard showed that 20,000 gallons of PCB-contaminated oil had reached the ground water and would eventually leak into the Delaware River. In September 1983, EPA added the site to its list of hazardous waste sites needing cleanup. The site is in an economically disadvantaged community and is near a Brownfields Pilot. The presence of the Metal Bank site and other derelict land parcels in the Tacony section of Philadelphia blighted the neighborhood and greatly decreased the safety and economic vitality of Tacony. The Philadelphia Commerce Department helped determine the viable reuse options for the site by convening a steering committee of residents, businesses, and government representatives. The city's goal is to use this site's redevelopment as a springboard to reversing the neighborhood's misfortunes. The city, in conjunction with the steering committee, used the process of redeveloping the site as a guide for preparing a comprehensive plan to revitalize the riverfront area. The city's reuse plan entitled "Alternative for North Delaware Industrial Land Uses" was completed in March 2005. This study considers ways to reuse properties along the North Delaware River adjacent to the Metal Bank site in an effort to revitalize the riverfront area with residential, recreational, and commercial uses as well as provide ways to accommodate the traditional industrial land use. Long-term use of the site is expected to be consistent with EPA cleanup and design plans for the site's development are currently being reviewed and revised.

Region 4

Tennessee Products (Chattanooga, Tennessee)

$95,000 awarded to City of Chattanooga
Mixed: Commercial and Green Space / Recreational

EPA selected the City of Chattanooga, Tennessee, for a Superfund Redevelopment Pilot. Alton Park, a low-income, urban, and industrial area alongside Chattanooga Creek in south Chattanooga, is home to the Tennessee Products Superfund site. Since 1917, coal-tar wastes and process wastewater from coal processing were dumped and discharged to Chattanooga Creek. During WWII, the U.S. Government purchased the Tennessee Products facility and operated it as part of the war effort. Coal production doubled during these years of operation. Coal-tar deposits were found in a one-mile segment of Chattanooga Creek between Hamill Road and 38th Street. Contaminants in the creek are mainly polynuclear aromatic hydrocarbons (PAHs), pesticides, polychlorinated biphenyls (PCBs), and metals. The site is separated from the neighborhood by barbed wire fences and warning signs. In January 1994, EPA added it to its list of hazardous waste sites needing cleanup. The City of Chattanooga has also been granted a Brownfields Pilot. Chattanooga's goals are to return Chattanooga Creek to its status as a neighborhood landmark, accessed and enjoyed by area residents; reverse the decline of Alton Park to draw people back to the neighborhoods; increase property values; and find a use for the site that supports the neighborhood's vision. Pilot funds were used to identify recreational options for the creek area, and commercial use options for the plant area. The final reuse plan entitled "Tennessee Products Superfund Redevelopment Initiative: Reuse Plans for the Tennessee Products Superfund Site & the Chattanooga Coke State Superfund Site" was submitted to EPA and adopted by the Chattanooga City Council in 2002.

Coleman Evans Wood Preserving (Jacksonville, Florida)

$100,000 awarded to City of Jacksonville
Mixed: Commercial and Green Space / Recreational

Jacksonville is home to the 11-acre Coleman-Evans Wood Preserving Superfund site. From 1954 until the mid-1980's, the facility pressure-treated wood products with a mixture of pentachlorophenol and fuel oil. The wastewater from the treatment process was discharged into a drainage ditch, which channeled the water south to McGirts Creek. The drainage ditch often overflowed, spreading pentachlorophenol and dioxin contamination over the soil and throughout a residential neighborhood. In September 1983, EPA added the site to its list of hazardous waste sites needing cleanup. The site is in an economically disadvantaged community located in an American Heritage River Watershed. Jacksonville has also been received a Brownfields Pilot grant. Pilot funds allowed the City of Jacksonville to develop a land use plan based on input from nearby residents, business owners, and citizen and civic organizations. Intensive outreach was conducted to ensure involvement of the neighborhood, which is a low-income community. Following site research, meetings with local government officials, and an initial community involvement meeting held in July 2002, a consultant hired by the city developed four alternative reuse concepts. The reuse concepts, presented at a community meeting in August 2002 varied in their mix of park amenities and the inclusion of an onsite community center. The four plans also attempted to address community concerns about future contact with on-site soils by covering most of the site with sports courts, recreation facilities, and parking. Community residents ultimately selected the reuse concept that incorporated the most recreational facilities, including a community center, as part of the park's design. Community residents approved the finalized Coleman-Evans Park Master Plan at a public meeting in September 2002. A concrete pad and a large utility building used during the site's soil remediation will be left on site and incorporated as part of the park's facilities, serving as the basis for a skateboard park, handball courts, and a picnic shelter. The plan's phasing allows the City to identify financial resources for each stage of the park's development, as well as consider future changes to the park's mix of amenities as needed.

Arkwright Dump (Spartanburg, South Carolina)

$100,000 awarded to Spartanburg County
Mixed: Residential and Commercial

EPA selected the County of Spartanburg, South Carolina, for a Superfund Redevelopment Pilot. The county is home to the Arkwright Dump Superfund site, which is an unlined 30-acre landfill that was owned and operated by the county from 1954 until 1972. Since then, the property has been a concern to community groups, and more recently, it has been the subject of state and EPA investigations. The investigations showed heavy metals, pesticides, and organic chemicals in the soil, ground water, surface water, and sediment. The site is not yet on EPA's list of hazardous waste sites needing cleanup, but significant action by EPA is planned, and a long-term cleanup decision is pending. Though the community is feeling the effects of the mill and plant closures, it is concerned about the safety of reusing the site because of the high level of contamination. The site is in an economically disadvantaged community. The overall goals of the county are to reuse the Arkwright Dump and to revitalize the local economy. Pilot funds allowed the county to formulate a plan for the redevelopment of the dump that is compatible with the overall plans of the Arkwright community. The funding was also used to assist a community group in conducting workshops, training, and increasing community outreach. Spartanburg County will work with local and regional economic development organizations, developers, and the community to establish priorities based on the site's reuse potential and positive economic impacts on the community. ReGenesis Inc. is a functioning grass-roots-initiated environmental justice organization founded in 1997 by one member of the local community. In 2000, ReGenesis formed the ReGenesis Partnership for Environmental Justice, which now hosts regular forums that allow ReGenesis to report on the progress being made on the revitalization efforts. The

ReGenesis Project has succeeded in securing additional funding totaling over seven million dollars from federal, state, and local governments. Leveraged resources have been committed for construction of 500 new housing units, community and supportive services, and business development for small and minority construction businesses. In 2002, the city, county, and ReGenesis signed a memorandum of understanding (MOU) that details the roles and responsibilities of each entity in revitalizing Arkwright and Forest Park. The Partnership also helped establish the ReGenesis Community Health Center (CHC) in 2003, which reported treating nearly 2,400 patients in its first three months.

Region 5

Rockwell International Corporation (Allegan, Michigan)

$100,000awarded to City of Allegan
Industrial or Commercial

EPA selected the City of Allegan, Michigan, for a Superfund Redevelopment Pilot. Allegan is home to the 30-acre Rockwell International Corporation Superfund site, which was used for glass manufacturing from 1901 until 1916. From the 1920s until 1992, it was used to manufacture and assemble universal joints and drive-line equipment for heavy trucks and construction equipment. Wastewater and waste oils were discharged to the Kalamazoo River wetlands behind the plant, and several unlined lagoons. Contaminants include semi-volatile organic compounds, polychlorinated biphenyls, metals, and pesticides. The wetlands and the lagoons were later filled in and built over. In July 1987, EPA added the site to its list of hazardous waste sites needing cleanup. The site is in a low-income community. Allegan plans to fund activities such as providing community outreach, forming a citizens advisory group, studying future uses, and planning the redevelopment of the site. The city will involve the community, state, and federal agencies in the planning process. The city has already been granted a Brownfields Pilot, and both Pilots will enhance the city's goal of revitalizing the downtown area. Since surrounding land uses are municipal or industrial, Allegan anticipates that redevelopment of the site would be suitable for commercial offices or light industrial use. The city is considering using the site as additional space for a nearby industrial facility, for new county government offices, or possibly, as a place to relocate the county jail. Now that remedial actions are largely complete the City of Allegan is currently discussing various reuse options with county officials.

Industrial Excess Landfill (Uniontown, Ohio)

$100,000 awarded to Board of Lake Township Trustees
Green Space / ecological and Recreational

EPA selected the Board of Lake Township Trustees in Ohio for a Superfund Redevelopment Pilot. Lake Township is home to the Industrial Excess Landfill (IEL) Superfund site. Prior to 1959, the property was used for mining sand and gravel. In 1959, the mining and excavation pit was converted into a landfill, which operated until 1980. During this time, IEL received industrial waste primarily from the rubber industries in Akron, Ohio. In addition to industrial wastes, the company also accepted waste from hospitals, septic tank cleaning firms, and the general public. IEL dumped 780,000 tons of solid waste and 1,000,000 gallons of liquid waste onto the ground and into an on-site lagoon. In 1972, the Stark County Board of Health ordered IEL to stop dumping chemical wastes. The landfill closed in 1980, and EPA covered it with soil. In June 1986, EPA added the site to its list of hazardous waste sites needing cleanup. The Board of Lake Township Trustees plans to use Pilot funds to assess the site, seek public participation, and secure technical, legal, and other professional advice on future uses of the site. The trustees will also engage in community outreach to solicit and secure the community's involvement in the planning process. The Board of Trustees desired ecological reuse for the site and therefore utilized a landscape architectural firm, an environmental consulting firm, and a Community Advisory Group

to develop a reuse design for the site. The proposed earthscape design promotes the notion of re-creating the various existing/proposed ecosystems and allows passage through these systems. The intention is to connect with the site via trails and ecosystem rooms that promote engagement with the past and present conditions, while allowing for educational opportunities that speak to the future. Lake Township has also expressed an interest in constructing a walking path around the perimeter of the landfill fence.

Torch Lake (Calumet, Michigan)

$25,000 awarded to City of Calumet
Mixed: Residential and Green Space / Ecological and Recreational

EPA selected the City of Calumet, Michigan, for a Superfund Redevelopment Pilot. Calumet is home to the Torch Lake Superfund site. The city is focusing on the Calumet Lake portion of the site, which is a 6.2-acre area by Calumet Lake in the northernmost part of the site above the former copper mining district where large quantities of sand from the mines were deposited. The site is within the boundary of the Calumet National Historic Landmark District and the Keweenaw National Historical Park. Calumet Lake, formed by the construction of Calumet Dam, provided water for a copper separation mill and continued to serve as a water reservoir for local mines until the 1980s. The local economy became severely depressed with the closure of the copper mines in 1968. The city is on Michigan's list of distressed communities. In June 1986, EPA added the site to its list of hazardous waste sites needing cleanup. Calumet used Pilot funds to assess the site and determine the best options for future use. This effort will include in-depth analysis to show the community that reuse of the site is safe and beneficial. The City of Calumet would like parts of the site used for recreation, which may include the restoration of the natural environment and the preservation of historic buildings. The Hubbell/Tamarck City parcel of the site was deleted from the NPL in 2004 and the landowners are currently developing the property for residential use. Remedial actions on the rest of the site are complete and the area has been covered with clean fill and revegetated in preparation for reuse. For the last several years, high school students have conducted monitoring activities on the site, which has hosted numerous environmental education activites.

Lake Calumet Cluster (Calumet, Michigan)

$100,000 awarded to City of Calumet
Green Space

EPA selected the City of Chicago's Department of Environment in Illinois for a Superfund Redevelopment Pilot. Chicago is home to the Lake Calumet Cluster Superfund sites, which include U.S. Drum, the Auburn Incinerator, the Paxton Lagoons, and an unnamed parcel. The sites are located in wetlands, which were originally 200 acres in size and adjacent to Lake Calumet. The original wetlands area has been partially filled by a group of waste storage and disposal facilities. The facilities were shut down in the late 1970s and unstable landfill materials posed a threat to human health and the environment. Cleanup and restoration of the area will allow the city to build a new environmental center at the Indian Ridge Marsh, and to restore the marsh, which is threatened by the contaminated runoff from the sites. The City of Chicago has also been designated as a Brownfields Showcase Community. The Chicago Department of the Environment, in partnership with other agencies, local organizations, and potential end-users, is planning to acquire the cluster sites. The Pilot funds were used to formulate an overall strategy for the economic development and environmental restoration of the sites. The city is targeting half of the cluster sites for a new "energy farm," an ecologically restored area with electrical generating facilities that use solar energy and natural gas. The other half of the sites will be reserved as open space and possibly wetlands with wildlife viewing. The city hopes to restore and enhance the property's natural habitat and provide a buffer between the neighboring environmental center and the landfills. Logistical considerations are currently under discussion

such as how to balance creating open space while not attracting wildlife that could damage the cap and how to resolve potential liability issues for who will maintain the site's remedies.

Continental Steel (Kokomo, Indiana)

$100,000 awarded to City of Kokomo
Green Space / Recreational

EPA selected the City of Kokomo, Indiana, for a Superfund Redevelopment Pilot. Kokomo is home to the 183-acre Continental Steel Corporation Superfund site. The Continental Steel Corporation plant produced nails, wire, and wire fence from scrap steel for 72 years. Operations stopped in 1986, and the company filed for bankruptcy. The site includes a steel manufacturing facility, pickling liquor treatment lagoons, a former waste-disposal area, and slag-processing area. Various volatile organic compounds, polychlorinated biphenyls, several metals, and lead have been found on and near the site, which contaminated groundwater, the adjacent city's wastewater treatment plant, and Wildcat Creek. The plant is above three significant aquifers and 1,600 people get their drinking water from private wells within three miles. Lead testing for residents is already underway. In March 1989, EPA added the site to its list of hazardous waste sites needing cleanup. The site is in a State Enterprise Zone, which is a boost to its development potential. The city's used the funds to identify and evaluate potential reuses for the site and help inform how to deploy funds for cleanup to best facilitate the best reuse option. The project helped the city involve the community in identifying future uses and developing a reuse plan. The city considered using the site for storm water and sewer management, or for an environmental education center. Now, the reuse plans call for retail space, as well as soccer fields, softball diamonds, and other recreational facilities.

Marina Cliffs Barrel Dump (Milwaukee, Wisconsin)

$83,064 awarded to City of South Milwaukee
Residential

EPA selected the City of South Milwaukee, Wisconsin, for a Superfund Redevelopment Pilot. South Milwaukee is home to the Marina Cliffs Barrel Dump Superfund site, which is 13 acres of vacant land on the Lake Michigan shoreline. A barrel reconditioning facility operated on the property from the early 1940s until 1964. Residuals from the cleaning and refurbishing were dumped on the ground. There was extensive contamination of the soil with a variety of compounds, including polychlorinated biphenyls, lead, and chromium. The site is currently owned by Towne Realty and is zoned for single-family homes. Other possible uses for the land include public buildings, parks, playgrounds, apartments, and condominiums. The site is not on EPA's list of the worst hazardous waste sites, but the Agency is removing contaminated soil to make the site safe. South Milwaukee's project goal is to turn the Marina Cliffs land into a desirable piece of property for purchasers, developers, and the community. The city used its Pilot funds to commission a study to identify the optimal reuse for the site and develop a reuse plan. The study assessed current site conditions and clean-up objectives, gathered community input, and determined the most probable development options. The city also trained local officials and interested community members on cleanup and reuse. The funds were used to help South Milwaukee gain community consensus on the final reuse option, and ensure that the reuse plan was compatible with the cleanup and the city's overall redevelopment plan. The owner of the site did not agree with the results of the city's reuse plan and the city has been unable to acquire the site. Reuse is pending a resolution of these differences.

Yeoman Creek (Waukegan, Illinois)

$100,000 awarded to City of Waukegan
Green Space

EPA selected the City of Waukegan, Illinois, for a Superfund Redevelopment Pilot. Waukegan is home to the Yeoman Creek Superfund site. The 70-acre site includes three landfills: Yeoman Creek Landfill, Edwards Field Landfill, and Rubloff Landfill which are now owned by the Waukegan School District, the Waukegan Park District, and a shopping plaza, respectively. The landfills operated from 1958 until 1978. They do not have bottom liners, and the underlying soils are permeable. Leachate has been seeping into Yeoman Creek since 1969. More than 67,000 people in Waukegan are supplied with drinking water from a Lake Michigan intake three miles downstream from the site. In December 1989, EPA added the site to its list of hazardous waste sites needing cleanup. Waukegan has 10 different Superfund properties located within the city limits and in 2000 began a citywide initiative to revitalize the city in part by redeveloping these properties. Waukegan used its Pilot funds to coordinate with the Waukegan School and Park Districts, and the community and to develop and coordinate the reuse plan. During the planning meetings, the local community expressed an interest in recreational uses including soccer fields, a nature park with pedestrian and bicycle paths, and wildlife habitat. Construction on the landfill was completed in 2004. The city is interested in coordinating redevelopment of this site with the lakefront development initiatives already underway and implementation of reuse plans are pending resolution of discussions between the city, the PRP, and EPA.

Region 6

Ruston Foundry (Alexandria, Louisiana)

$59,200 awarded to City of Alexandria
Industrial

Alexandria is home to the Ruston Foundry Superfund site where the Ruston Foundry and Machine Shop operated on the property from 1908 until 1985, manufacturing and repairing articles of steel, iron, and other metals. As a result of these activities, the property and nearby homes may be contaminated with arsenic, copper, lead, and zinc. There are over 9,000 primarily minority residents, and an elementary school within one mile of the facility. EPA added the site to its list of hazardous waste sites needing cleanup in May 1999. Alexandria used Pilot funds to coordinate with community groups and conduct meetings to help inform reuse plans for the site. Some community members expressed an interest in having a recreation center built on the site, while others wanted the property into a park. The city will weigh community recommendations for site reuse against the costs and benefits to the city to acquire, develop, operate, and maintain the property. The city hired a consultant to facilitate community participation and develop a reuse plan, which was completed in 2003. The reuse plan presented two options for site redevelopment, the first of which was for a light industrial park that would transform the site into an area that could provide both much-needed public open space as well as economic benefits. The second reuse option included a sports arena and a light industrial park. This plan, a variation on the first contained the amenities and benefits of the light industrial park, but combined them with a sports arena that would provide an entertainment venue in the downtown area. Based on this analysis, the city developed preliminary design and cost estimates for reusing the site.

Hudson Oil Refining Company (Cushing, Oklahoma)

$100,000 awarded to City of Cushing
Planned

EPA selected the City of Cushing, Oklahoma, for a Superfund Redevelopment Pilot. Cushing is home to the Hudson Oil Refining Company Superfund site. Throughout the 1900s, major oil companies drilled, stored, and refined oil products in and around the city. The refineries eventually went out of business, and in 1982, Cushing's last refinery, the Hudson Oil Refinery, filed for bankruptcy and closed. This decline in the local oil industry devastated the economy in Cushing and created a dangerous eyesore in the community. As the unused refinery deteriorated, asbestos insulation blew off towers, tanks leaked toxic chemicals, and vandals broke into laboratories and stole supplies. EPA added the site to its list of hazardous waste sites needing cleanup in July 1999. The site is near a residential community, which is primarily made up of minority groups. Cushing plans to use Pilot funds to form an advisory committee comprising local, state, and federal officials as well as members of the community to create a plan for reusing the site. The city will also provide training for city officials and committee members on the Superfund process and environmental issues critical to the redevelopment of the site. Once a reuse plan is in place, the city will buy the property to ensure that the future use will continue to benefit the community. Reuse plans were pending for several years while remedial action were completed by the Army Corps of Engineers for the abandoned refinery. Demolition was completed in 2003.

RSR Corporation (Dallas, Texas)

$100,000 awarded to City of Dallas
Mixed: Residential and Commercial

Dallas is home to the RSR Corporation Superfund site, which was used for lead smelting from 1934 until 1984. Operations at the site contaminated the West Dallas community through air emissions from the smelter's smokestack, disposal of smelter wastes, and lead slag and battery casing chips in fill material in residential areas. Residents of the neighborhoods around the site are mostly minority. After investigating the property and surrounding areas, EPA designated the entire West Dallas area as the RSR Corporation Superfund site, and in September 1995, added it to its list of hazardous waste sites needing cleanup. Dallas is a Brownfields Showcase Community. Dallas used Pilot funds to bring together all key stakeholders to help assess community needs. This needs assessment helped stakeholders identify and rank potential future uses for the site. The city will develop a reuse plan that details the planned uses. After proposing the plan, the city will test its feasibility, consulting those who would be key to its implementation. Finally, the city will develop a communication strategy designed to share the reuse plan with residents and city decision-makers. A main goal of this project is to bring the diverse ethnic neighborhoods of West Dallas together to create an economic plan that will be beneficial to all of them. As of 2004 all construction at the RSR site has been completed. In May 2005, EPA, the Texas Commission on Environmental Quality (TCEQ), and the City of Dallas, signed five Ready for Reuse (RfR) Determinations for properties within the RSR site's operable units number 3, 4 and 5. The RfR Determination is a technical document that states that construction cleanup activities have been completed for the designated property and the property is now ready for reuse or redevelopment, as well as what types of reuse may be acceptable. The reuse plans for RSR call for both residential and commercial redevelopment.

Central Wood Preserving (Clinton, Louisiana)

$100,000 awarded to East Feliciana Parish Police Jury
Mixed: Residential and Green Space / Recreational

EPA selected the East Feliciana Parish Police Jury in Clinton, Louisiana, for a Superfund Redevelopment Pilot. Clinton is home to the Central Wood Preserving Superfund site, where an abandoned wood preserving facility operated from the 1950s until 1991. Companies at the site used two chemicals to preserve the wood: creosote and wolmanac. Wolmanac is a solution of copper oxide, chromic acid, and arsenic acid. In 1991, the facility owner declared bankruptcy and closed the operation. EPA added the site to its list of hazardous waste sites needing cleanup in 1999. The site is in a community with a significant minority population. Suburban communities are springing up around the site, and community leaders are concerned about the lack of recreational space in this growing area. The East Feliciana Parish Police Jury (EFPPJ) used Pilot funds to conduct a reuse assessment of the site, identify reuse options, and provide input to EPA on incorporating reuse considerations in the cleanup selection process. After assessing the site, the EFPPJ created a comprehensive reuse plan and an implementation strategy, and gathered community and stakeholder views on the reuse proposal. Construction of the site's remedies was completed in 2006. The EFPPJ filed a Conveyance Notification in August 2005 that will control future land use of the site, allows for residential use, and should help facilitate redevelopment of the site.

Mountain Pine Pressure Treatment (Plainview, Arkansas)

$100,000 awarded to City of Plainview
Industrial

Plainview is home to the Mountain Pine Pressure Treatment Superfund site. Two wood pressure treating facilities operated on the property from 1962 until 1986, leaving contaminated water and sludges on site. Homes border the site with many small children who could come in contact with the contamination. The site is also bordered by forests and grasslands, and drainage from the site flows into Porter Creek, a tributary of Nimrod Lake, which provides water for Plainview. EPA added the site to its list of hazardous waste sites needing cleanup in February 2000. Plainview used Pilot funds to form an advisory council from members of the community who helped inform the planned to reuse the site. The council conducted trainings, workshops, and public meetings to identify reuse options for the site. The council also held a meeting to specifically address the community's safety and ecological concerns for nearby wetlands. The Town of Plainview commissioned a Land Use Development Plan, which assisted EPA in selecting a cleanup plan appropriate for the town's reuse plans. After receiving comments from the community and examining all options, the council ranked the potential uses and developed a reuse plan to be presented to the city council for discussion and endorsement. In 2004, a groundbreaking ceremony was held on site to commemorate the commencement of construction for a steel plant, which marked the site's return to productive industrial reuse.

Tex Tin Corporation OU1 (Texas City, Texas)

$100,000 awarded to Texas City
Industrial

Texas City is home to the Tex Tin Corporation Superfund site Operable Unit #1, which was used for tin smelting during World War II. After the war, several companies used the site to smelt tin, copper, and other materials. The site has many waste-handling and disposal areas contaminated with inorganic constituents and low-level radionuclides. A minority community is located 2,000

feet from the site, and over 25,000 people live within three miles of it. EPA added the site to its list of hazardous waste sites needing cleanup in September 1998. Texas City used Pilot funds to gather the views of the community on recycling, scrapping, or salvaging on-site materials rather than burying them in on-site landfills. The city also sought comments from the community on reuse options for the site and worked with EPA, the settling potentially responsible parties, and the engineering contractor on the cleanup design. Finally, the city commissioned a site reuse assessment plan to take into consideration specific reuse recommendations provided by prospective developers whose reuse plans have community endorsement. On July 1, 2003, the EPA, the Texas Commission on Environmental Quality (TCEQ), and the City of Texas City signed the first ever Superfund Ready for Reuse Determination for the Tex Tin site. In December 2003, these parties signed a second RfR for the site, indicating that the property was ready for beneficial reuse. Construction activities for the site's remedy were completed in 2004. Currently, a development company has purchased the former smelter property and plans to use the site as a container facility to support the new Texas City megaport that will cost more than $600 million and add nearly 2,000 direct and indirect jobs to the area.

Region 7

Oronogo-Duenweg Mining Belt (Jasper, Missouri)

$100,000 awarded to Jasper County
Mixed: Residential and Commercial

Jasper County is home to the 240-square mile Oronogo-Duenweg Mining Belt Superfund site, which was created by lead and zinc mining and smelting. In June 1988, EPA added the site to its list of hazardous waste sites needing cleanup. The portion of this site targeted in the Pilot is an eight-square mile area between Duenweg and Carterville, Missouri. The mining, milling, and smelting of ore in this area created many piles of tailings. A portion of these mine tailings will be used as fill material for the construction of a new highway through the site. Removal of the piles will leave a relatively flat terrain suitable for industrial and commercial use. The Jasper County Commission is currently helping to create an Environmental Master Plan for Jasper and Newton Counties to help the community develop the land along the proposed interstate highway that will run through the site. Using the master plan as a guide, the commission will use Pilot funds to develop a specific plan for reusing the site and to perform a cost-benefit analysis to verify that the reuse of the site is economically feasible. The commission worked with the Environmental Task Force of Jasper and Newton Counties to develop the reuse plan. Route 249 is currently being constructed by the Missouri Department of Transportation through a portion of the site that is mostly unincorporated, sparsely populated, and covered with scattered mining wastes containing high levels of cadmium, led, and zinc. The Route 249 Development Plan was prepared to serve as a guideline for proper development of the areas contaminated with mining wastes. The plan contains details on zoning, land use, and institutional controls to create sustainable development, while protecting human health. Through the efforts of EPA, the State of Missouri, and the local community, the Oronogo-Duenweg Mining Belt Superfund site in Jasper County now hosts a scrap metal recycling facility and a highway bypass. Negotiations are underway for several other agreements that will allow other parts of the site to be cleaned up and developed for commercial business—providing jobs, increased annual incomes, and tax revenues for the local community.

Region 8

California Gulch (Leadville, Colorado)

$100,000 awarded to Board of Lake County
Green Space / Recreational

EPA selected the Board of Lake County Commissioners in Lake County, Colorado, for a Superfund Redevelopment Pilot. The Robert Emmet Mine area, part of the California Gulch site, comprises 58 acres of patented mining claims near Leadville, Colorado. It last operated in the early 1950s. Using all forms of mining techniques, miners searched for gold, silver, copper, zinc, manganese, and lead. They developed an extensive system of underground mines, including the 800-foot-deep Robert Emmet mineshaft, to allow access to the mineral lode in the district. Years of mining took a toll on the environment and spread contaminated tailings and waste rock throughout the region. To alleviate flooding in the underground mines, the U.S. Bureau of Mines constructed a two-mile tunnel, the Leadville Mine Drainage Tunnel, during the 1940s. In September 1983, EPA added the California Gulch site to its list of hazardous waste sites needing cleanup. The City of Leadville and Lake County are working together to transition from an economy based predominantly on heavy metal mining to one based on tourism and recreation. Redeveloping the Robert Emmet Mine area has helped the city and county achieve this economic transition. Many years and many different stakeholders' involvement were necessary to create the Mineral Belt Trail, a non-motorized recreational train through Leadville that is used for walking, biking, and cross-country skiing. The Mineral Belt Trail was dedicated on July 29, 2000. In 2002, the Secretary of the Interior and the National Park Service Director designated the Mineral Belt Trail as a National Recreational Trail, providing national recognition. Pilot funds allowed the addition of historical interpretive signage along the Mineral Belt Bike Trail and creation of a reservoir on County land for public recreation. The Robert Emmet mineshaft has become a tourist mine and museum where visitors to the Historic Leadville Mining District may experience what it was like to be in an underground hardrock mine.

Silver Bow Creek / Butte Area (Butte, Montana)

$100,000 awarded to Butte-Silver Bow Planning Board
Mixed: Residential, Commercial, and Green Space

Silver Bow County is home to the Silver Bow Creek/Butte Area Superfund site. For the Pilot project, the county is focusing on the Butte portion of the site. Historically, Butte has been an important mining, milling, and smelting district. Gold was discovered near Butte in 1864. By 1884, there were hundreds of operating copper and silver mines, thousands of posted mining claims, and eight smelters in the area. During the many years of mining, over 500 mines and shafts were developed, and millions of cubic yards of contaminated tailings and waste rock were deposited in upland and flood plain areas. Subsidence—the sudden collapse of ground into a hollow space beneath it—is now a major problem in the area due to 3,000 miles of underground tunnels and shafts. The Silver Bow Creek site was added to EPA's list of hazardous waste sites needing cleanup in September 1983, and the site was modified to include the Butte Area in July 1987. The Butte-Silver Bow Planning Board used Pilot funds to investigate and assess the potential subsidence obstacles to redevelopment. This abandoned neighborhood and its surrounding area suffered decades of neglect and redevelopment efforts were burdened by a persistent concern about subsidence and safety due to the number of underground mine shafts. EPA, the county, and the community worked to evaluate land use, address historic preservation issues, and identify areas safe for certain types of redevelopment. Current and future redevelopment work at the site includes: Montana's Copperway, a system of historic sites in Butte and Walkerville linked by recreational trails; the Butte Hill Trail, a walking trail developed from an abandoned railroad bed; and the Copper Mountain Recreation Complex, a new park for the enjoyment of Butte's citizens, especially its youth.

Denver Radium (Denver, Colorado)

$100,000 awarded to City of Denver
Commercial and Public Services / Commercial

Denver is home to the Denver Radium Superfund site. As part of the Pilot project, the city is focusing on Operable Unit #8 (Shattuck Chemical). The S.W. Shattuck Chemical Company site is

in Denver's revitalized industrial district with views of the downtown area and mountains, and is near the South Platte River. The Shattuck facility processed tungsten, carnonite (for making uranium and vanadium), and radium from 1917 until 1984. In 1983, EPA added Shattuck Chemical to its list of hazardous waste sites needing cleanup as part of the Denver Radium site. In 1992, EPA proposed, for public comment, a cleanup plan that recommended excavation and removal of contaminated materials from the site. However, EPA's final cleanup decision called for disposal of contaminated materials on the site. The community and local government protested the decision for eight years, during which time EPA's final cleanup plan was mostly completed. As a result of these protests, and after a series of meetings between EPA and concerned stakeholders, the Agency proposed a new cleanup plan that again calls for excavation and removal of contaminated materials from the site. Denver used Pilot funds to develop a range of future land use options for the Shattuck site. By conducting community outreach and holding public meetings, the city strove for consensus on the best option for reusing the property. The site is close to a new light-rail station, the city's second largest green space, and a major river, making it a great location for redevelopment. EPA worked together with the state, the community and a private company to bring about redevelopment of this site. During the site's remediation Home Depot expressed interest in acquiring the property. The company entered into a partnership with EPA to participate in the cleanup of the contaminated soil in exchange for limits on the company's liability. The Home Depot took on responsibility for constructing and maintaining the cap, which was part of the selected remedy, as well as for ensuring that the property is never used for residential purposes or the groundwater for drinking water. The Home Depot built a 130,000 square foot store, a parking lot, and outdoor garden and lawn center, replacing a contaminated property with a beneficial commercial use.

Multiple Sites (Various, Utah)

$100,000 awarded to Utah Department of Environmental Quality
Mixed: Commercial, and Green Space

EPA selected the State of Utah's Department of Environmental Quality for a Superfund Redevelopment Pilot. Utah is home to several Superfund sites including: Jacobs Smelter Operable Unit #2 (OU #2), International Smelter, Intermountain Oil, Flagstaff/Davenport Smelters, and Bountiful/Woods Cross 500 South PCE Plume Superfund sites. Jacobs Smelter OU #2's lead and silver smelters, which date from the 1800s, contaminated the countryside and town of Stockton, Utah. International Smelter was a landfill for a copper smelter, and now has slag and heavy metal contamination. Intermountain Oil was a waste oil refinery that operated from 1957 until 1993. The sludge pits at the site have high levels of waste oil, lead, solvents, dichloroethene and trichloroethene. Flagstaff/Davenport Smelters were lead smelters that operated in the late 1800s and contaminated what are now residential properties with heavy metals. The Bountiful/Woods Cross 500 South PCE site has a PCE plume in a commercial and residential area. The plume may have multiple sources. The sites have either been added to EPA's list of hazardous waste sites needing cleanup, or are now being evaluated for addition to the list. Some sites are near Brownfields Showcase Communities or Brownfields Pilots. The Utah Department of Environmental Quality (DEQ) used Pilot funds to obtain participation of various parties in the state's efforts to develop and reuse the sites following cleanup. State Project Managers were to be trained and tasked to encourage and incorporate redevelopment in each stage of the cleanup process. DEQ is involved in encouraging potentially responsible parties and landowners to consider redevelopment and reuse during the early stages of cleanup. This Pilot encompassed a wide variety of sites and localities, each of which is on a separate timeline for advancing through the Superfund pipeline. For example, the Flagstaff/Davenport Smelters site was added to the final NPL in 2003. For the Jacob's Smelter site, a land reuse assessment was finalized in 2001. This assessment report examined current land use and habitat types as well as reasonably anticipated future land use for the area encompassed by OU2. This site received its first Five-Year review in 2005, which reported that the site was in reuse and remained protective.

Region 9

Alameda Naval Air Station (Alameda, California)

$100,000 awarded to City of Alameda
Mixed: Commercial and Green Space

EPA selected the City of Alameda, California, for a Superfund Redevelopment Pilot. Alameda is home to the Alameda Naval Air Station Superfund site, which covers 1,600 acres of dry land and 1,000 acres of submerged land on the island of Alameda. Historically, the property was used as a borax processing plant, an oil refinery, and an airport. In 1936, the U.S. Navy acquired the property, and in 1940, began to provide support for fleet aviation activities. The Navy closed the facility in 1997. Parts of the site are contaminated with polychlorinated biphenyls (PCBs), heavy metals, and polyaromatic hydrocarbons (PAH)s. In July 1999, EPA added the site to its list of hazardous waste sites needing cleanup. The Pilot focuses on two areas within the Alameda Naval Air Station site: a former seaplane lagoon (Site 17) and a landfill on the western tip of the island (Site 1). The City of Alameda used Pilot funds to hire consultants to design a reuse plan for the lagoon and the landfill. The city hired a designer to develop a marina plan for the lagoon, and another to develop a golf course plan for the landfill area. The city held public meetings to gather views from the community on the proposed reuses. Both the golf course and the marina project would improve quality of life for the residents of Alameda by providing recreational areas and waterfront open space. Also, the city hopes to combine the cleanup of the lagoon and the landfill by using the dredged sediment from the lagoon as part of the landfill cap underneath the golf course. The city is currently interviewing developers to implement the redevelopment activities outlined in the reuse plan.

Waste Disposal Inc. (Santa Fe Springs, California)

$100,000 awarded to City of Santa Fe Springs
Commercial and Public Services

EPA selected the City of Santa Fe Springs, California, for a Superfund Redevelopment Pilot. Santa Fe Springs is home to the Waste Disposal, Inc., (WDI) Superfund site. The 40-acre site includes 22 parcels of land owned by 18 landowners. A 42-million gallon, concrete-lined reservoir, originally constructed for crude petroleum storage, is buried in the middle of the site. By the late 1920s, the reservoir was no longer used to store crude oil. Instead the reservoir and the area surrounding it were used until the mid-1960s for the disposal of a variety of hazardous substances, including solvents, sludges, petroleum-related chemicals, construction debris, drilling muds, and other liquid and solid waste materials, resulting in subsurface contamination. In July 1987, EPA added the site to its list of hazardous waste sites needing cleanup. Santa Fe Springs' overall goal was to create a plan for reusing the WDI site that would be acceptable to the community and beneficial to the existing property owners. The city believes the site is suitable for commercial development and used Pilot funds to develop a reuse plan compatible with the cleanup. The city held community meetings to reach consensus on the reuse and ensure that the reuse benefits the community. Construction of the remedies at the site was completed in 2005. The city has finalized a Specific Plan for the future use of the site involving community input, the city's vision, and a review of reuse alternatives.

Region 10

Coeur d'Alene Basin (Shoshone, Idaho)

$100,000 awarded to Panhandle Health District
Mixed: Commercial, Industrial, and Green Space

Shoshone County is home to the Coeur d'Alene River Basin Superfund site. Mining began in the region in the late 1800s, and smelting operations followed in the early 1900s. This area is referred to as the "Silver Valley" due to its colorful and rich history of mining for silver, lead, zinc, and gold. For more than 100 years, the lead-silver-zinc mining region on the South Fork of the Coeur d'Alene River has been a major financial force in northern Idaho and the inland northwest. However, the 1980s brought a rapid decline in the silver industry, and many of the mines and the major smelters began to shut down. Shoshone County lost thousands of mining industry-related jobs, resulting in a considerable population decrease over the course of many years. In September 1983, EPA added the site to its list of hazardous waste sites needing cleanup. Cleanup of a 21-square-mile area of the site, referred to as the Bunker Hill Superfund Site, is nearing completion. However, there are still potential human health and ecological risks in other areas of the site because of heavy metals in the soil, sediment, surface water, and groundwater. Despite outstanding progress in environmental cleanup and economic growth at the Bunker Hill site, similar valley-wide efforts continue to be a challenge because of diverse interests and the overall status of cleanup activities. Part of the site is in a minority community and is near a Brownfields Pilot. Working with the Panhandle Area Council and the Silver Valley Economic Development Organization, the Panhandle Health District used Pilot funds to help communities develop and maintain a coordinated, valley-wide approach to cleanup and reuse of the site. The funding also helped communities choose land use options, and to create land use plans to enhance the economic sustainability of the region. Shoshone County, government agencies, and community members worked together with the District to make this reuse planning effort possible.

A key component of the valley-wide reuse planning project included the development of community maps produced in a geographic information system format that could be utilized by government parties, local elected officials, and site residents to support decisions regarding disposal and future land uses. Mapping was done in association with city officials to identify potential soil repository citing locations, existing residential areas, and citywide land use designations. Three areas of concern associated with this process were the cities of Mullan, Wallace, and Osburn and mapping is now complete for these three cities. The maps include lots and block information and locations for water, sewer, city streets, local landmarks, and special features. In addition to hard copies, the cities were provided with electronic versions and assistance to be able to update and print copies for city use. Copies of all maps were also provided to Shoshone County for inclusion in their GIS program. Lessons learned included: 1) communities are willing to allow the disposal of contaminated soils locally as long as the requirements to grow and develop are considered, 2) providing fully develop maps allowed for local land use decisions to be based on all the items the need to be included in community planning, and 3) involving local economic development entities in site cleanup ensures land use issues and community growth are considered.