Compendium of Superfund Redevelopment Initiative 2002 Pilot Snapshots

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Superfund Redevelopment Initiative 2002 Pilot Snapshots

The Superfund Redevelopment Initiative is a coordinated national effort to facilitate the return of the country's most hazardous waste sites to productive use by selecting cleanup remedies that are consistent with the anticipated future use of the sites. EPA's Superfund Redevelopment Program has contributed nearly $5 million in grants and in kind services to benefit 50 communities across the country. The Superfund Redevelopment Initiative makes it possible for communities to have a strong voice in local land use decisions that affect them, helps to ensure the effectiveness of clean ups, generates jobs and increases property value. Over 15,000 on-site jobs have resulted from a variety of commercial and recreational uses including retail stores, office buildings, golf courses, transportation centers, and sports complexes. These jobs have resulted in over $500 million in annual income.

In July 2002, EPA selected applicants for an additional $1.2 million to help 19 local communities integrate future site use options for cleanup of Superfund sites. The 19 Superfund sites include former chemical production plants, landfills, mining sites, smelting facilities and wood-treating plants. Working with communities to determine their preferred reuse of these properties is an integral part of the cleanup process and enables EPA to select the most appropriate cleanup remedies to ensure protection of people and the environment.

For more information about the Superfund Redevelopment Initiative program visit EPA's web site at: http:// www.epa.gov/superfund/programs/recycle/index.htm.

Region 1

Beede Waste Oil (Plaistow, New Hampshire)

$50,000 awarded to City of Plaistow
Mixed: Residential and Green Space / Recreational

In the 1920s, Beede Waste Oil operated as a fuel oil distribution center and a waste oil and solvent processor. In 1994, the facility ceased operations, leaving behind large quantities of waste materials that contaminated the property. EPA and the New Hampshire Department of Environmental Services have conducted extensive removal activities at the site, however, significant contamination remains in the sub-surface soils and groundwater. Currently, EPA is negotiating with a thousand potentially responsible parties to complete the investigation and cleanup of the site. After the Beede Waste Oil site has been cleaned up, the surrounding communities wish to reuse the property, which is primarily bounded by a large residential community and wetland area. The city used the funding to study alternative site uses and advise EPA on the most likely future uses. One outcome of this process was the reuse assessment entitled *Report on Reuse and Redevelopment Planning Alternatives for Beede Waste Oil / Cash Energy Superfund Site.* In 2003, the Board of Selectmen unanimously passed nine motions regarding reuse and chosen alternatives from this report. In 2004, the ROD for the site was signed, which took the town's reuse proposals into consideration. The city's preferred reuse envisions mixed residential, a community center, and both active and passive recreational uses in different configurations. Common elements of the two preferred plans include the development of about 25 units of mature housing and a community center building as well as recreational fields. In order to better consider and promote site reuse, the Town of Plaistow requested, and was granted, an extension to the SRI pilot through 2005. The Town used its additional time and remaining resources in the grant to explore possibilities for addressing site ownership and access issues. The possibility of acquiring the properties through tax foreclosure and the need to implement institutional controls are future areas for the city to explore on its path toward reuse of this site.

Peterson-Puritan Inc. (Cumberland and Lincoln, Rhode Island)

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

The 500-acre Peterson/Puritan, Inc., Superfund site, along the Blackstone River in the towns of Cumberland and Lincoln, includes a former aerosol consumer products packaging plant. In 1974, a railcar accident and product tank spill at the site caused the release of 6,000 gallons of solvent, which contaminated the underlying aquifer, the river, and public well fields. The site is currently being used for an industrial park, office buildings, a ball field, a sand and gravel operation, a municipal well-field, a state park, and a bike path. There are a number of wetlands and other open spaces scattered throughout the site. Because of its location along the river, the site is of strategic importance to various local and regional revitalization initiatives. In particular, the Blackstone River is a federally designated “American Heritage River” and the site is within the Blackstone River Valley National Heritage Corridor. The Rhode Island Department of Environmental Management and the towns of Cumberland and Lincoln collaborated with a wide-range of federal, state, local and private organizations to use the Pilot funding in advising EPA on the most likely future site use. The reuse plan for the site entitled "Ashton-Pratt Corridor Redevelopment Plan" was prepared in July 2004 and is available online at: www.epa.gov/ne/superfund/sites/peterson/214619.pdf.

The town councils for Cumberland and Lincoln adopted the reuse plan in August 2004 and September 2004 respectively. Because the Superfund site boundaries include both towns, the planning process was collaborative. The goal for plan is to provide access to the Blackstone River and adjacent bike way, enhance passive inactive recreational facilities, strengthen the economic base, improve transportation and esthetics, and protect existing natural resources. Full implementation of the reuse plan is projected to occur over a 10 to 20 year period, although most of the activities will occur within two to ten years. Preliminary implementation is already underway by the towns’ administrations. Recently, the Blackstone River Valley National Heritage Corridor Commission awarded the town of Lincoln a matching grant to further pursue sound redevelopment for the Lonsdale Mill complex, which is located immediately downriver from the site and was identified in the reuse plan as a significant influence on the future cleanup goals and reuse of the Superfund site.

Region 4

American Brass (Headland, Alabama)

$50,000 awarded to City of Headland
Mixed: Commercial and Green Space

From 1968 until 1977, the American Brass Inc. (ABI) Superfund site was a fertilizer packaging company owned by Mississippi Chemical. In 1977, Sitkin Smelting and Foundry converted the facility into a smelting/foundry operation, and in 1978, ABI took it over and continued the smelting/foundry operation until December 1992. The site is now owned by the Headland Industrial Development Board, which leased the parcel to ABI. The site occupies 148 acres, three miles west of Headland, Alabama, in a predominantly rural and agricultural area. Of the 148 acres, the former smelter buildings and operation cover 24 acres, with the remaining acreage remaining undeveloped. Soil, sediment, surface water, and groundwater are contaminated with heavy metals, boron, and PCBs. EPA was conducting studies to determine the extent of the contamination and design a clean up strategy for the site and the site owner had suggested developing a retirement facility on the site. To inform these deliberations, the city used the Pilot funding to develop a report to EPA on most likely future uses of the site. To begin the reuse planning process, several meetings with the public were held to gather input. During this time, two parties potentially interested in buying all or a portion of the site approached the city. One party

expressed an interest in using the property for storage and staging of large agricultural equipment and for sod farming. The other party, who owns an adjacent property, was interested in a portion of the site for expansion of existing activities. The property has two liens on it, one of which is a Superfund lien and the other of which is from a bank. The city met with the potential purchasers and plans for the site's sale are moving forward. The site's ROD was finalized in 2006.

American Creosote Works (Pensacola, Florida)

$50,000 awarded to City of Pensacola
Mixed: Industrial, Commercial, or Green Space

The American Creosote Works site operated as a wood treatment facility from 1902 to 1981. The 18-acre site is in a mixed commercial and residential area about one mile west of downtown Pensacola. Soil, groundwater, and sediment are contaminated with polynuclear aromatic hydrocarbons and dioxins. EPA plans to cover the site with a modified asphalt cap in preparation for the site's reuse. The city used Pilot funding to carry out a reuse assessment that could inform EPA about future site uses. The city's reuse plan includes a public park, mixed commercial, and residential uses as well as an educational historical resource building. The reuse plan is available online at: www.pensacolacitygov.com/live/details/asp?section_id=1247&subsection_id=1678. EPA used the plan to ensure that the remedy was consistent with the city's anticipated site use. The remedial action is currently ongoing at the site. A Potential for Future Reuse Fact Sheet was developed for the site in 2004 that identified industrial, commercial, civic, and recreational uses as potential uses for the site upon completion of remedial activities.

Camilla Wood Treating (Camilla, Georgia)

$50,000 awarded to City of Camilla
Green Space / Recreational

From 1947 until 1991, the Camilla Wood Treating Superfund site operated as a facility in which a creosote wood preserving process was used for treating railroad ties and poles. The 54-acre site, which is in a former cypress swamp in the southeast portion of Camilla, Georgia, is contaminated with polynuclear aromatic hydrocarbons, pentachlorophenol, and dioxins. The city used the Pilot funding to commission a reuse planning process and to share the results with EPA. The city worked with a community-based Land Use Committee and a consultant team to develop a conceptual reuse framework plan. The Committee discussed and defined reuse priorities for the site, and concluded that the most appropriate reuse of the site would be a community park serving the needs of Camilla's residents and visitors. The conceptual reuse framework plan, presented to the Camilla City Council in June 2003, included the following components: a community park, recreation and community facilities, a fire and rescue training area, a stormwater management area, and ecological areas. In October 2006, Region 4 began a time-critical removal action at the site to address contamination, primarily in soils on the western half of the site. In late 2006, the Superfund Redevelopment Initiative provided additional resources so that the City of Camilla could work with EPA Region 4 to update the 2003 conceptual reuse framework plan to both inform and reflect the removal action's future land use implications. Since the development of the first reuse framework plan, a significant increase in demand for soccer fields had developed within Mitchell County. The Land Use Committee determined that the site would be an ideal location for a soccer complex, given its close proximity to major access roads, athletic fields, Mitchell-Baker High School, and residential neighborhoods. The Committee also identified the need for basketball courts, walking trails, a flexible open space area, a small RV park, and the potential for use of the existing office building as the Mitchell County Parks and Recreation Department Headquarters. These changes are reflected in an updated 2007 reuse framework plan. Several soccer fields have already been installed on the site; the removal action is almost complete, after which implementation of the other components of the reuse plan can proceed.

Woolfolk Chemical Company (Fort Valley, Georgia)

$50,000 awarded to City of Fort Valley
Commercial and Public Services / Both

The Woolfolk Chemical Works Superfund site in Fort Valley, Georgia, is a 31-acre site which resulted from the production, formulation, and packaging of pesticides, herbicides, and insecticides beginning in 1910. In the early 1980s, the Georgia Environmental Protection Division investigated the site based on complaints from local citizens. The owner, Canadyne-Georgia Corporation, was discharging waste products to a drainage corridor. It sold the property to Peach County Properties, Inc., and as a part of that agreement, began to clean up a lead-arsenic plant and the surrounding soils. The company discovered that there was a more extensive problem at the site than originally anticipated. An investigation indicated that there were 48 contaminants of concern. EPA cleaned up some of the soil and removed some of the debris, however, cleanup activities are ongoing. The city used the funding to conduct a study and report to EPA on the most likely future uses of the site. EPA also sought the views of local residents in the development of the cleanup plan. After extensive conversations with the local community, it was decided that a library would best benefit the town. EPA negotiated a Prospective Purchaser Agreement with library officials that gave the town the land to build a library and literacy center, in exchange for a commitment not to cause additional contamination and to provide access to EPA for cleanup of adjacent properties. Partnerships between EPA, the responsible companies, the state, and the community brought the city's plans for reuse to fruition. Canadyne-Georgia cleaned up the contaminated parcels under EPA's oversight, transferred them to the State of Georgia for reuse, and contributed funds to support the redevelopment efforts. At the community's request, the Troutman House, a formerly-contaminated ante-bellum farmhouse, was converted to a Welcome Center and office space for the Fort Valley Chamber of Commerce. Canadyne-Georgia's cleanup and demolition of several homes paved the way for the construction of the Thomas Public Library. Built with over $2 million in donations from Canadyne-Georgia and the current operator of the pesticide plant, SurePack, Inc., the 15,000 square foot public library employs nine people and enriches the lives of the town's residents. Fort Valley is also planning to reuse another nearby residence as an Adult Education Center.

Capitol City (Montgomery, Alabama)

$50,000 awarded to City of Montgomery
Mixed: Commercial and Green Space

The Capital City Plume site lies underneath several city blocks in downtown Montgomery, Alabama. It consists of a plume of contaminated groundwater that threatened one of the city's well fields. Investigations by the Alabama Department of Environmental Management (ADEM) indicated that PCE, benzene, toluene, ethylbenzene and xylene (BTEX) had also contaminated the soil. In a follow up investigation, ADEM found widespread PCE and BTEX contamination that threatened Montgomery's north well field. PCE had already been encountered in two of the municipal wells, and the wells were taken out of service to protect the quality of the city's drinking water. Upon ADEM's recommendation that EPA evaluate the site further, EPA began an investigation in March 2000. Results from the groundwater indicate that the shallow aquifer in the Montgomery downtown area is contaminated with PCE, BTEX, trichloroethylene, and metals. PCE and BTEX are chemicals often used by dry cleaners, automobile service stations, and print shops, but the source of the contamination remains unknown. The City of Montgomery has implemented a moratorium on well drilling in the vicinity of the site and will be monitoring the groundwater contamination for five years, starting in May 2006. The city used the Pilot funds to report to discuss the direction of reuse and coordinate with EPA on the site's future land use. There may be a no action ROD for the site because the city is planning to take actions to mitigate groundwater contamination prior to the issuance of the ROD. The city is also in the process of integrating the site's reuse plan with the city's master plan for Riverfront Development. Riverfront

redevelopment has already helped transform a mismatched assortment of commercial and open space uses into the downtown's new Riverfront Amphitheater and conference complex.

Region 5

H.O.D. Landfill (Antioch, Illinois)

$75,000 awarded to City of Antioch
Green Space / Recreational

The HOD Landfill Superfund site is in Lake County, Illinois, and encompasses 160 acres, 80 of which are landfills. The site is adjacent to a fresh water wetland and Sequoit Creek, which flows into a series of lakes used for recreation. In 1984, the landfill was closed and covered with a clay cap. A remedy was selected in September 1998 and cleanup design and construction activities were completed by June 2001. The recipients used Pilot funding to develop advice to EPA on the future uses of the site so that the Agency can ensure that the remedy is consistent with those uses. William Muno, the Region 5 Superfund Division Director, signed a Ready for Reuse (RfR) determination for the H.O.D. Landfill on November 12, 2003.

Also in 2003, the responsible party conducted a post-closure risk assessment, and announced the results in a report entitled Exposure Pathway Analysis and Risk Assessment for the HOD Landfill Final End Use Plan. Data in the report revealed that a portion of the original remedy from the 1998 ROD, requiring Site access restrictions, could be modified and still be protective of human health and the environment. The report further presented several potential reuse scenarios and concluded that the potential final end uses would not pose unacceptable risks, provided that the integrity of the existing remedy and groundwater use restrictions were maintained. Potential reuse scenarios for the Site included a variety of active and passive recreational uses. By modifying the original remedy regarding fencing, gates, and signs, an ESD allowed the site to be put into productive reuse while upholding the integrity of the remedy. To put these reuse plans into action, about 30 acres of the cleaned-up and grass-covered landfills are being converted to multiple athletic fields adjacent to Antioch Community High School. Methane gas extracted from the landfill is now being used to produce heat and electricity for the school and a wetland along one side of the site will be used for school science projects.

New Jersey Zinc (DePue, Illinois)

$75,000 awarded to City of DePue
Mixed: Industrial and Green Space / Recreational and Ecological

In 1903, New Jersey Zinc began operations on 175 acres of the 250-acre New Jersey Zinc Superfund site. The original plant produced slab zinc, which is used in automobile and appliance industries, and sulfuric acid. Zinc dust was created to use as an additive in corrosive-resistant paints, and Diammonium Phosphate fertilizer was also produced. The facility ceased operations in 1990 and New Jersey Zinc demolished the buildings on site. Soils with elevated levels of cadmium were identified at residential properties in the City of DePue. Sediments in the lake are also contaminated, but limited sampling of sport fish in the lake indicate that contamination has not reached the fish. Among other recreational uses, the lake hosts the American National Championship motor boat races each year. Currently, the potentially responsible parties are conducting an investigation of the lake and the old industrial area. The plant is in a scenic area along the Illinois River and the community would like to redevelop a portion of the site as a recreational or ecological resort. The city may reclaim the industrial portion of the site for industrial use. The City of DePue, the North Central Illinois Governmental Council, and a local redevelopment advisory group used the Pilot funding to develop reuse plans and share information with EPA on the most likely future uses of the site.

The reuse planning process involved a broad-based committee of stakeholders to guide the effort and resulted in an assessment of viable potential future land uses and village wide projects. The committee relied on the active participation of DePue residents and a series of Fact Sheets have been issued by the IEPA to keep all DePue residents and other interested parties informed of progress at the site. Because of the substantial number of non-english speaking residents in DePue, all Fact Sheets contain both an English and Spanish translation. The site is considered an Environmental Justice Site and managed accordingly by the IEPA and EPA. The reuse assessment report was released in August 2004 and made the following five recommendations: 1) adapt the former plant facility into a new museum of history and industry, 2) promote DePue as a tourist destination and emphasize ecotourism, 3) Create recreational opportunities at the site and link the site to regional recreational amenities, 4) Provide opportunities for ecological restoration, wildlife habitat enhancements, and environmental education, and 5) Create new economic opportunities in DePue. As part of the reuse process, two Lake Festivals were hosted by the IEPA and the Citizens Advisory Group in 2002 and 2004. These Lake Festivals provided outreach programs and information concerning projects at the site.

Himco Dump (Elkhart, Indiana)

$40,000 awarded to City of Elkhart
Green Space / Recreational and Ecological

Prior to its use as a landfill, the Himco Dump Superfund site was a marsh and grassland in an unincorporated area northeast of Elkhart. From 1960 until 1976, Himco Waste-Away Services operated the 60-acre landfill. The landfill received commercial, industrial, and medical waste as well as general refuse. The waste was disposed of in open dumps and trenches. As a result, groundwater at the site is contaminated with arsenic, benzene, 1,2 - dichloropropane, vinyl chloride, thallium and bis (2-ethylexylphthalate). EPA reevaluated the 1993 remedy to update it based on additional information. The remedy was modified in 2003 an remedial design began in 2006. The City of Elkhart used the funding to develop a reuse plan for EPA to identify the most likely future uses of the site. From 2002 to 2004 the City of Elkhart engaged in a reuse planning process facilitated by a consultant team to create a Land Use Committee and gain community input. In November 2004, project report entitled "Planning for the Future: A Reuse Planning Report for the Himco Dump Superfund Site" was released that summarized the reuse planning process, presented the site reuse strategy, and highlighted the next steps. The reuse plan for the site was developed based on the Committee's reuse guidelines, as well as, land use and market conditions in the City of Elkhart. The report highlighted key reuse considerations that could potentially be implemented at Himco Dump and complement the 2004 cleanup action. Five possible scenarios were identified as suitable for Himco Dump redevelopment including: 1) Active recreation fields and trails, 2) Passive recreation areas and open space, 3) Ecological zones, 4) Environmental education areas and facilities, and 5) a Himco Recreational Vehicle Park.

Various (Gary, Indiana)

$75,000 awarded to City of Gary
Mixed: Industrial, Commercial, and Green Space / Ecological

EPA is awarding Gary, Indiana, Pilot funds to address three sites within the city, including:

Lake Sandy Jo Superfund Site: Lake Sandy Jo Superfund site is a 40-acre site in Gary's Empowerment Zone that is adjacent to a residential area and borders the Borman Expressway. The site was a water-filled borrow pit that was used as a landfill from 1971 to 1980. Wastes, including construction and demolition debris, garbage and industrial waste, and drums, are presumably buried on the site. Groundwater, sediments, surface water, and soils are contaminated with heavy metals, volatile organic compounds, and polychlorinated biphenyls. The site's cleanup, which was building a clay cap, is complete and the site is now available for reuse.

The City of Gary used Pilot funding to evaluate and report to EPA on alternatives for future use so that the Agency could ensure that the remedy is consistent with those uses. Of the four sites reviewed as part of the reuse planning process, the report concluded that the Lake Sandy Jo site had the greatest reuse potential due to its location. The redevelopment study contained broad descriptions of possible recreational and commercial use. EPA and IDEM will evaluate whether these uses could be allowed on certain portions of the site. The results of this evaluation will determine the restrictiveness of the required restrictive covenants. A 2005 review of the institutional controls at the site showed that corrective measures needed to be taken. Therefore, an Institutional Controls Action Plan (ICAP) will be developed by March 31, 2007. The contents and implementation of this plan will determine future reuse options for the site.

MIDCO I & II Superfund Sites: MIDCO I Superfund Site is a four-acre site on the west side of Gary, Indiana, that was used for the storage of tanks and drums containing waste solvents and other wastes, from 1973 through 1979. The site was abandoned in 1979, and the owners left behind 14,000 drums in addition to drums that had been damaged in a 1976 fire. Subsurface soils and groundwater are heavily contaminated and could be affecting wildlife and plants around the wetlands near the site. The site lies within the city's Airport Development Zone. From January through August 1977, MIDCO II was used for the storage of waste solvents and other waste in tanks and drums, the storage of reclaimable materials, the neutralization of acids and caustics, and for dumping wastes. In August 1977, a site fire damaged 50,000 drums. Subsurface soil and groundwater is contaminated and the migration of contaminants through the groundwater could potentially threaten the off-site aquifer and downstream wetlands. The seven-acre MIDCO II site is also on the west side of Gary and within the city's Airport Development Zone. The City of Gary used Pilot funding to evaluate and report to EPA on the anticipated future uses of these sites. For Midco I, it was determined that it is possible that the site cover can be constructed so that the property can be used for parking or some other commercial or industrial use, possibly connected to airport expansion. For Midco II, the Gary-Chicago Airport has projections that include use of the Midco II property as part of the airport. In 2004, an Environmental Impact Statement was completed for the expansion of the airport, but this expansion does not include the Midco II property. For Midco II it is also possible that the site cover can be designed to accommodate the future development needs of the Gary-Chicago Airport.

Ninth Avenue Dump Superfund Site: Ninth Avenue Dump Superfund Site is a 17-acre site that was formerly used as a dump for chemical and industrial wastes. The groundwater beneath the site is contaminated with volatile organic compounds and heavy metals. Groundwater is contained within a slurry wall, and a pump and treat system was installed and operated until contaminant levels fell below action levels. The site is in a mixed industrial, residential, and conservation area and is adjacent to several ponds and wetlands. In 1989, EPA completed the remedy selection process and by September 1995, the cleanup design and construction activities were completed. The City of Gary Redevelopment Department used the Pilot funding, along with the State and Federal Park Services and the Indiana Department of Environmental Management, to evaluate and report to EPA on the most likely future site uses. The 2005 Five-Year Review for this site showed that it has not been put back into use and that not all of the institutional controls had been implemented. The remedy is protective, but plans are underway to implement the institutional controls, which will impact the site's future reuse.

South Point Plant (South Point, Ohio)

$66,000 awarded to City of South Point
Industrial

The South Point Plant Superfund site, in Lawrence County, Ohio, is a 610-acre industrial area where a coal-water fuel pilot plant, a pitch prilling test plant, and an ethanol production plant once operated. The potentially responsible parties produced ammonia fertilizer and formaldehyde on the site. The site has three unlined landfills that contain a variety of wastes including coal cinder,

fly ash, plant refuse, and other chemicals. South Point Plant is on the eastern flood plain of the Ohio River and 65,000 people live within three miles of the site. A remedy was selected in September 1997 and cleanup design and construction activities which included excavation and disposal of contaminated soil, capping of contaminated soil, and continued operation of an existing groundwater pumping system, were completed by December 2001. The St. Lawrence County Economic Redevelopment Committee used Pilot funds to evaluate how cleanup could support redevelopment of the site for industrial use. Part of the site, where an archeological study uncovered Native American artifacts, may be used for historical/archeological purposes. In 2004, EPA issued a Ready for Reuse Determination for this site stating that it was protective for industrial use. Also in 2004, work began on the demolition and repurposing of several older structures, and the construction of new facilities as part of The Point, a significant regional industrial park. The site's location near US 52, a four-lane expressway, a major rail line, and the mighty Ohio River is renewing this varied industrial property. The site's 2006 FYR states that the site is currently in reuse and that institutional controls are in place to restrict use to approved types of land and ground water uses.

Region 6

Vertac Inc. (Jacksonville, Arkansas)

$50,000 awarded to City of Jacksonville
Commercial and Public Serves / Both

The Vertac, Inc., Superfund site, 15 miles northeast of Little Rock, has been owned by various chemical companies that have produced many contaminants, including dioxin, chlorinated phenols, and herbicides, between 1948 and 1986. As a result of inadequate waste disposal and production control methods, soil and groundwater were contaminated and the surrounding communities were at risk of direct contact with contaminated soils. Vertac's cleanup reduced the environmental risks to the Jacksonville community and the threats posed by dioxin-contaminated media were eliminated. At least 30,000 leaking drums of dioxin waste from the production of Agent Orange during the Vietnam War were incinerated. Contaminated soils on the site were either incinerated or destroyed. All remedial activities are complete, and almost half of the overall site is now available for reuse. The other half the site is fenced and contains landfills and the ground water treatment system. The city used Pilot funding to evaluate and report to EPA reuse options that are most likely so that the Agency could consider future use when designing the site's remedy. The City of Jacksonville currently operates a drive-through recycling facility and houses its Sanitation Department in some of the former drum storage sheds that EPA constructed on the northern portion of the property during construction of the remedy. EPA released these buildings for reuse following completion of remedial actions. The Mayor of Jacksonville stated that the community views the site's redevelopment as a success and that he felt reuse had helped the community overcome the stigma previously associated with the site.

Rockwool Industries Inc. (Belton, Texas)

$50,000 awarded to City of Belton
Mixed: Industrial and Commercial

From the mid-1950s until 1987, Rockwool Industries, Inc., manufactured two types of mineral wool insulation: blow wool and batt wool. The mineral wool was manufactured in blast furnaces using raw materials including slags from copper and antimony smelting, limestone mining wastes, coke, and basalts. The residue left from burning the materials in coke-fired furnaces was the main type of waste generated. There are approximately 50,000 cubic yards of waste in two areas of the site and an undetermined amount of waste resides at the site's boundary, which is near a cemetery and the Leon River. The City of Belton used the Pilot funding to advise EPA on the preferred future uses at the site. EPA completed construction of the site's remedies in 2006. The

city of Belton has planned a 900,000 square feet set of buildings with a light manufacturing facility, office show rooms, anchor stores, and other retail store facilities. When developed, the City of Belton estimates that this development would produce $50,000,000 per year of pay roll revenue, making a major economic impact around Belton, Texas. The site's CERCLIS profile states that 95 acres have been put to non-residential reuse.

Various (Oklahoma City, Oklahoma)

$150,000 awarded to Oklahoma City
Mixed: Industrial and Commercial

EPA awarded Oklahoma City Pilot funds to develop studies on four sites within the city, including:

Double Eagle Refinery Company Superfund Site: From 1929 until the early 1980s, the Double Eagle Refinery facility re-refined used motor oils through a process of acidulation and filtration. The former refinery is in an industrial area that includes low-income and minority housing. Another Superfund site, the Fourth Street Abandoned Refinery, is northeast of site. Groundwater beneath the Double Eagle refinery is not usable as drinking water because of extremely high concentrations of total dissolved solids. The contaminants of concern are lead, xylene, ethylbenzene, and trichloroethane. Through EPA's Superfund Redevelopment Pilot Program, the city will plan for reuse in an area-wide program for the entire Northeast Oklahoma City Empowerment Zone / Enterprise Zone Sector, where the site is located. The Oklahoma City Planning Commission used the Pilot funding to evaluate the site's potential future uses and advise EPA on what uses are most likely to inform remedy selection and design.

Fourth Street Abandoned Refinery Superfund Site: The Fourth Street Abandoned Refinery operated as a waste oil reclamation facility from the 1940s until the early 1960s. The site is now in an old industrial area with a low-income minority residential population and is a half-mile from a local high school, a quarter mile from a residential neighborhood, and northeast of the Double Eagle Refinery Superfund site. A loop of the North Canadian River transects the site but has been backfilled. Groundwater and soil are contaminated with lead, chrysene, phenanthrene, and naphthalene. EPA's clean up of the site has prevented future migration of contaminants to the groundwater. The cleanup design allowed the property to be redeveloped for non-residential uses. Part of the Fourth Street site is currently being used as a pipe storage yard, the rest of the refinery sites are privately owned, but currently vacant.

Mosely Road Sanitary Landfill Superfund Site: Mosely Road Sanitary Landfill operated from February through August 1975, accepting two million gallons of liquid hazardous waste. The Oklahoma State Department of Health permitted pesticides, industrial solvents, sludge, waste chemicals, and emulsion to be stored in three unlined pits near the landfill's base. In 1988, the pits were covered with 80 feet of solid refuse and a clay cap. The 75-acre landfill is three miles east of Oklahoma City and 875 people are within one mile of the site. An estimated 57,000 people obtain drinking water from public and private wells within three miles of the landfill, and benzene and vinyl chloride have been detected in the groundwater surrounding the site. In 1994, EPA installed a Ground Water Monitoring System and currently, semi-annual monitoring is ongoing. In 2005, the Mosely Road Landfill was granted approval to continue its operation and achieved compliance with federal, state, and local requirements. The same year, the East Oak Recycling and Disposal Facility (East Oak RDF), located adjacent to the Mosley Road site, requested and DEQ permitted a lateral expansion of the East Oak RDF to use the land located between East Oak (RDF) and the Mosley Road Landfill. The lateral expansion provided an additional 19 years for the East Oak RDF landfill to serve Oklahoma City.

Tenth Street Dump/Junkyard Superfund Site: Oklahoma City operated the Tenth Street Dump/Junkyard as a landfill from 1950 until 1954. From 1959 until 1979, the site was used as a privately owned salvage yard that accepted paint thinners, used tires, old transformers, and other

products. The abandoned junkyard is in an old industrial area with a low-income minority residential population and is within two miles of three Superfund sites; Double Eagle Refinery Company, Fourth Street Abandoned Refinery, and Mosely Road Sanitary Landfill. In order to protect the surrounding communities, EPA capped 9,800 cubic yards of PCB-contaminated soil on the site. A request was made by a landowner to put the site into reuse to store junk vehicles. Institutional controls are in place on the site and the deed notice requires DEQ approval before any use can occur on the cap. This type of use would require additional protective cover material and discussions about the site's reuse are ongoing.

Oklahoma City was designated a federal Empowerment Zone by the U.S. Department of Housing and Urban Development. As part of that designation, the city formed a committee to study redevelopment of the city's contaminated properties. Among the city's goals are the creation of a database of brownfields sites, pursuing brownfields redevelopment, and the reuse of Superfund sites. The city hosted workshops with developers, city officials, and property owners to address cleanup and redevelopment of these sites. A more formal conference on the subject was also held, focused on the area of east Oklahoma City along the North Canadian River and the three Superfund sites located there. The project used community meetings and workshops to develop a plan, called the EPA Reuse and Marketing Plan, to return the once-contaminated sites and their surroundings to productive use. The city was awarded an extension of the initial timeframe for the redevelopment pilot grant as well two additional grants, for a total of $226,000. EPA recognized that the work in Oklahoma City would take longer than irifinally planned due to issues involving site ownership, federal liens and land assembly, which were not considered at the time these sites were remediated. The grant extension and additional funds will allow the city to explore options for site asembly and resolve lien issues that have prevented redevelopment of the remaining three sites.

Region 7

Velsicol Chemical Corporation (St. Louis, Missouri)

$70,000 awarded to City of St. Louis
Mixed: Commercial and Green Space

The Velsicol Chemical Corporation Superfund site operated as a chemical manufacturing plant from 1936 until 1978. The 54-acre site is in Gratiot County, MI. The Pine River, which borders the plant on three sides, is contaminated with sediments such as DDT, chlorobenzene, carbon tetrachloride, TCE and other chlorinated compounds. Currently, the cleanup of the manufacturing portion of the site is complete and EPA is conducting a removal action, which consists of dredging/excavating sediments containing 5 ppm total DDT or greater, treatment of the sediments with a stabilizing/drying agent, and disposal of the sediments off site. The city incorporated broad stakeholder involvement in developing advice to EPA on future uses of the site. The site is near an Environmental Justice community and a Brownfields Pilot site. The site's reuse plan included four primary areas of activity: a commercial area, a recreation area, a community area, and an education/commemoration area. Across all four areas, citizens and local stakeholders indicated a strong interest in the planting of trees and shrubs to act as visual screens and provide an essential framework for the site's various land uses and potential remediation phasing. The remediation has proved more complex than initially thought, and reuse has not yet been implemented. The site's reuse plan is available online at: http://www.stlouismi.com/1/stlouis/files/VelsicolReportFinalJuly2004.pdf.

Region 8

California Gulch (Leadville, Colorado)

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

The California Gulch Superfund site, in Leadville, Colorado, is a former mining facility that mined lead, silver, zinc, copper, and gold. As a result, large volumes of mining wastes contaminated area soils and the Arkansas River. Numerous abandoned mines and tailing piles are on the site, as well as acid mine drainage from the Yak Tunnel. The tunnel, constructed from 1895 to 1909 for exploration, transportation of ore, and mine drainage, contains high concentrations of dissolved metals, including iron, lead, zinc, manganese, and cadmium. The groundwater near the site is heavily contaminated and the fish in the Arkansas River have been adversely affected by this contamination. In 1995, EPA and the site's potentially responsible parties began conducting removal actions on areas of the site with the greatest impact on surrounding streams and the Arkansas River. After EPA started cleanup activities, the community expressed interest in redeveloping portions of the site. The city used the funding to develop reuse plans for the site and coordinate with EPA about the implementation of the reuse plans in a manner consistent with the site's remedy. One of the first steps toward reuse of the site involved the creation of the Mineral Belt Trail, a non-motorized recreational train through Leadville that is used for walking, biking, and cross-country skiing. Pilot funds from 2001 allowed the addition of historical interpretive signage along the Mineral Belt Bike Trail and creation of a reservoir on county land for public recreation. Pilot funds from 2002 allowed the development of designs for a recreational facility and community park near downtown. Previously, soccer players from Leadville had to travel over 35 miles to their games. To alleviate such commuting, Leadville citizens on the Lake County Recreation Advisory Board wanted to establish a recreational facility for soccer and other activities. EPA awarded the United States Soccer Foundation, one of its national partners, a $10,000 grant to develop conceptual plans for the future Lake County Community Park. With the plan completed, the group is seeking additional funding for construction of the complex. The completed recreational facility will include three soccer fields, additional recreational facilities, and a trail extension to the Mineral Belt Trail. Local residents hope that the future complex will be a valued local asset and an economic enhancement for the community just as the trail has been in recent years.

Milltown Reservoir Sediments (Milltown, Montana)

$40,000 awarded to City of Milltown
Green Space / Recreational

In 1907, the Milltown Dam was built at the confluence of the Clark Fork and Blackfoot Rivers in order to generate hydroelectric power. Over the past century, more than six million cubic yards of mining and smelting wastes were washed downstream into the dam's reservoir where it settled. As a result, arsenic contaminated Milltown's drinking water supply. EPA is currently in the process of implementing a cleanup plan for the reservoir. The Milltown Reservoir Sediments Superfund Site is adjacent to the communities of Milltown and Bonner and is three miles from the City of Missoula. The site comprises three areas: the Clark Fork River, the Milltown Drinking Water Supply, and the Milltown Reservoir. Through the Two Rivers Community Forum and the Two Rivers Restoration Proposal, the community has expressed interest in redevelopment opportunities for the site. Potential ideas for reuse include developing parks, hiking trails, bike paths, a white water park, fishing and other outdoor recreational opportunities that stimulate economic development while improving the local quality of life. The Pilot funds were used to prepare and submit to EPA a report on the anticipated future uses of the site. In 2004, EPA modified the proposed remedy for the site based on public comments. Environmental benefits from the revised plan include: returning two major waterways to a free-flowing state, allowing

unrestricted fish passage, improving native fisheries, and laying the groundwrok for future redevelopment. The Milltown Superfund Site Redevelopment Working Group has been very involved in working with EPA to coordinate on the integration of remedial and redevelopent activities. In 2005, the redevelopment group created a conceptual plan for the land that considered everything from infrastructure needs to recreational opportunities to community governance. For example, the group identified items from the powerhouse to remove prior to demolition for inclusion in a futue interpretive center that will be built near the present site of the Milltown Dam. Other planned future uses of the site include the possibility of turning the land now owned by NorthWestern Energy into a state park, once remediation and restoration work is complete, if the property is turned over to a public entity. In 2007, construction began on a Pedestrial Trail along the river. Redevelopment of powerhouse is scheduled for 2008, with environmental restoration activities continuing until 2010.

Region 10

Wyckoff Co./Eagle Harbor (Bainbridge Island, Washington)

$50,000 awarded to Bainbridge Island
Green Space / Recreational

Wyckoff Co./Eagle Harbor operated as a wood-treating facility and shipyard from 1903 until 1988. The site was contaminated with polyaromatic hydrocarbons, mercury, copper, lead, and zinc and became a major source of widespread contamination of sediment in the 500-acre harbor. The site is in a largely residential and commercial area on Bainbridge Island. The harbor is used by recreational boaters and for ferry transportation. The site has been divided into four areas based on different environmental risks: West Harbor, East Harbor, Wyckoff Soil, and Wyckoff Groundwater. In 1994, a Consent Decree created the Pacific Sound Resources Environmental Trust, funded by the responsible companies. EPA has worked with its fellow Trustees to remediate contamination and restore natual resources at the site. The four Natural Resources Trustees for this site are: EPA, U.S. Department of the Interior, National Oceanic and Atmospheric Administration of the Department of Commerce, the Suquamish Tribe, and the Muckleshoot Tribe. Since 1995, the City of Bainbridge Island and the Bainbridge Island Parks and Recreational District have been working with community groups and the Pilot funding was used to continue this work and to advise EPA on the most likely future uses for the site. In 2004, the city signed a Prospective Purchaser Agreement with EPA for a portion of the site. The City now plans to redevelop that portion of the property as a city park. The portion, known as the Phase III Acquisition Area, consists of the eastern 23 acres of the 50-acre Superfund site. This portion will be redeveloped in accordance with the terms of an Adminsitrative Order that describes the remediation and mainteance activities the city must perform. The City plans to preserve, develop, and use this parcel as a public park to be known as Pritchard Park. Implementation of the park's master plan will be conducted in phases, and each phase will relate to Park Concept Areas described in the Pritchard Park Vision and Design Framework. Cleanup activities at the site will continue for a number of years, during which time the city, in conjunction with EPA and the state, will continue to conduct public involvement activities and encourage public participation.