

Community Based Reuse Planning

Section#1 – Community Based Reuse Planning Overview

Section #2 – Why Plan for Reuse?

Section #3 – What is Community Based Reuse Planning?

Section #4 – Key considerations and lessons learned

Section #1

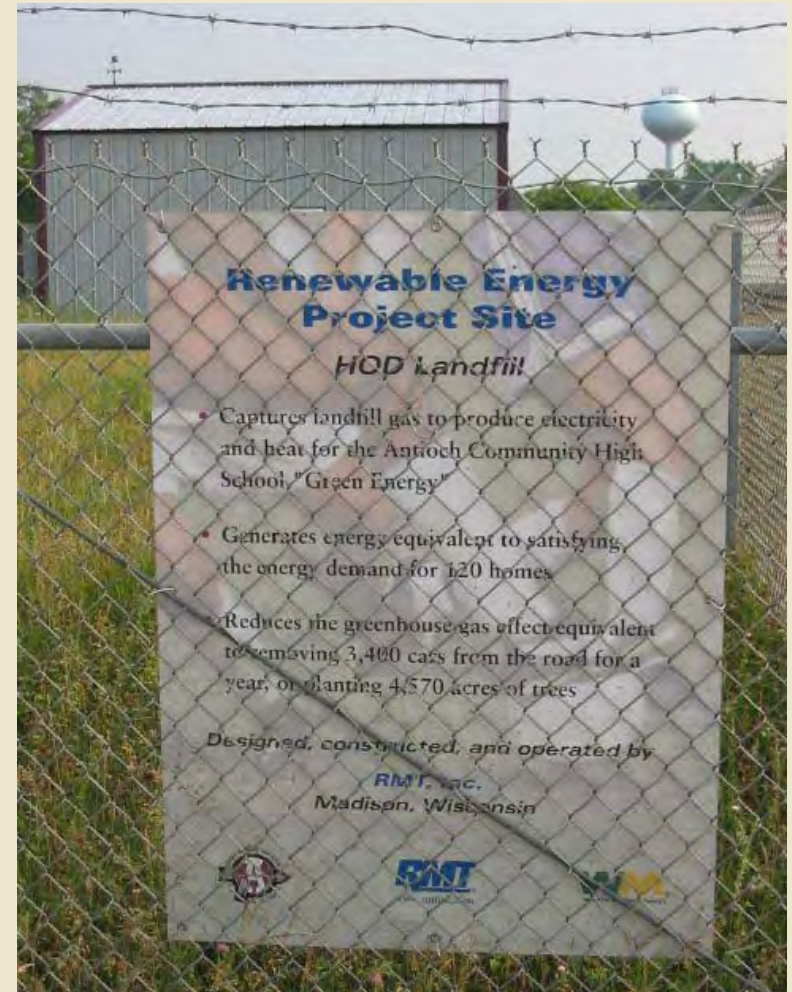
Community Based Reuse Planning Overview

An approach based on:

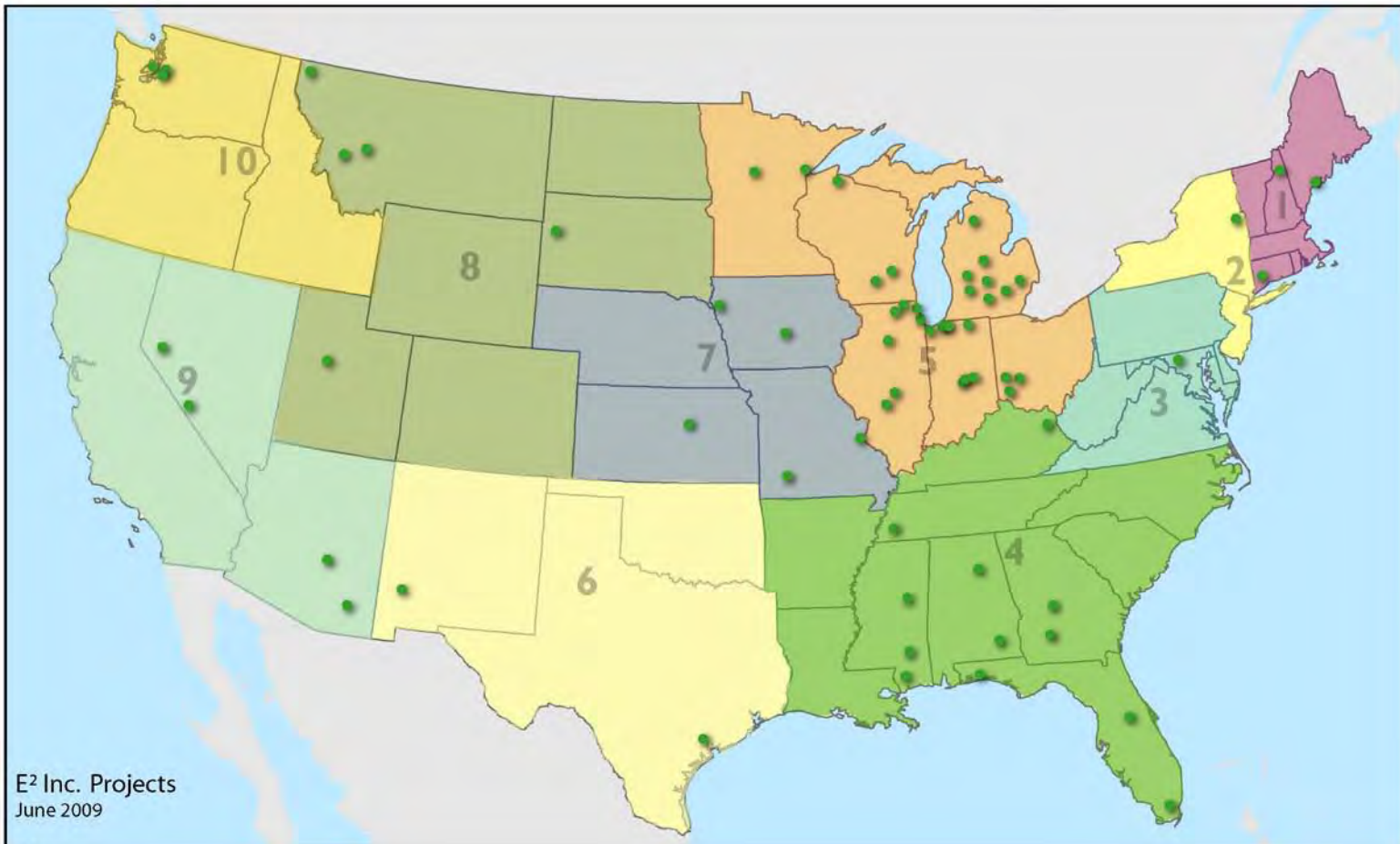
- Experience supporting community based reuse planning at 58 SF sites in 28 states and 10 regions.
- EPA's Reuse Assessment Guidance
- EPA's Seven Steps for Effective Public Involvement
- IAP2's Core Values for Public Participation (endorsed by Superfund Community Involvement Handbook)

HOD Landfill – Antioch, Illinois





Community Based Reuse Planning



E² Inc. Projects
June 2009

Key

58 sites



Reuse Planning Assistance

Reuse Assessments: A Tool to Implement the Land Use Directive 2001

EPA's Seven Steps to Effective Public Involvement

- Plan and budget for public involvement.
- **Identify interested and affected public.**
- Consider **providing technical** and financial **assistance to the public to facilitate involvement.**
- **Provide information and outreach to the public.**
- Conduct public consultation and involvement.
- Review and use input, and provide feedback to the public.
- Evaluate public involvement activities.

- People should have a say in the decisions about actions that affect their lives.
- **Public participation includes the promise that the public's contribution will influence the decision.**
- The public participation process communicates the interests and meets the needs of all participants.
- The public participation process seeks out and facilitates the involvement of those who are potentially affected.

- The public participation process involves citizens in defining how they participate.
- **The public participation process communicates to participants how their input was or was not used.**
- **The public participation process provides participants with the information they need to participate in a meaningful way.**

Section #2

Why community based reuse planning?

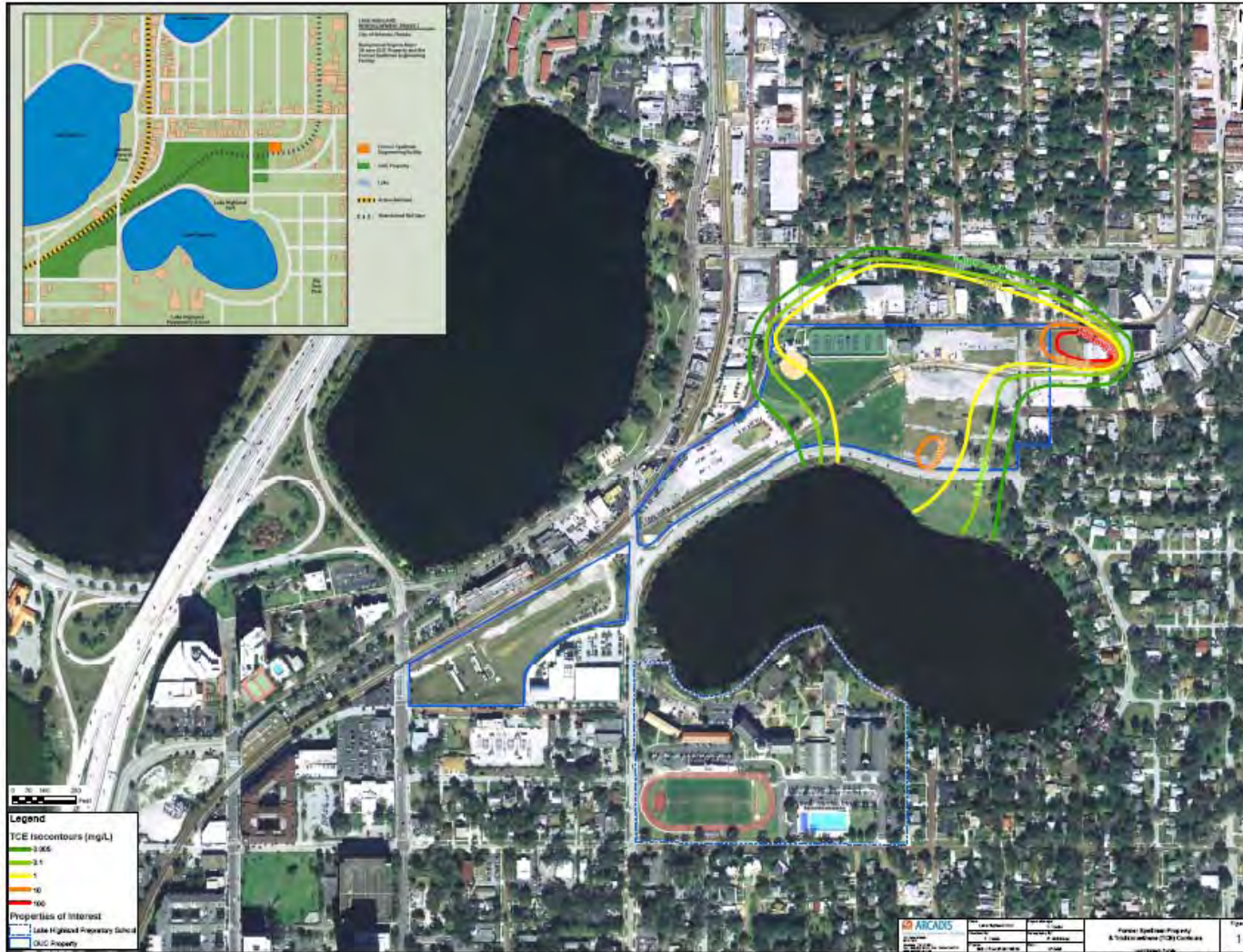
Community-Based Reuse Assessment



Better Decisions

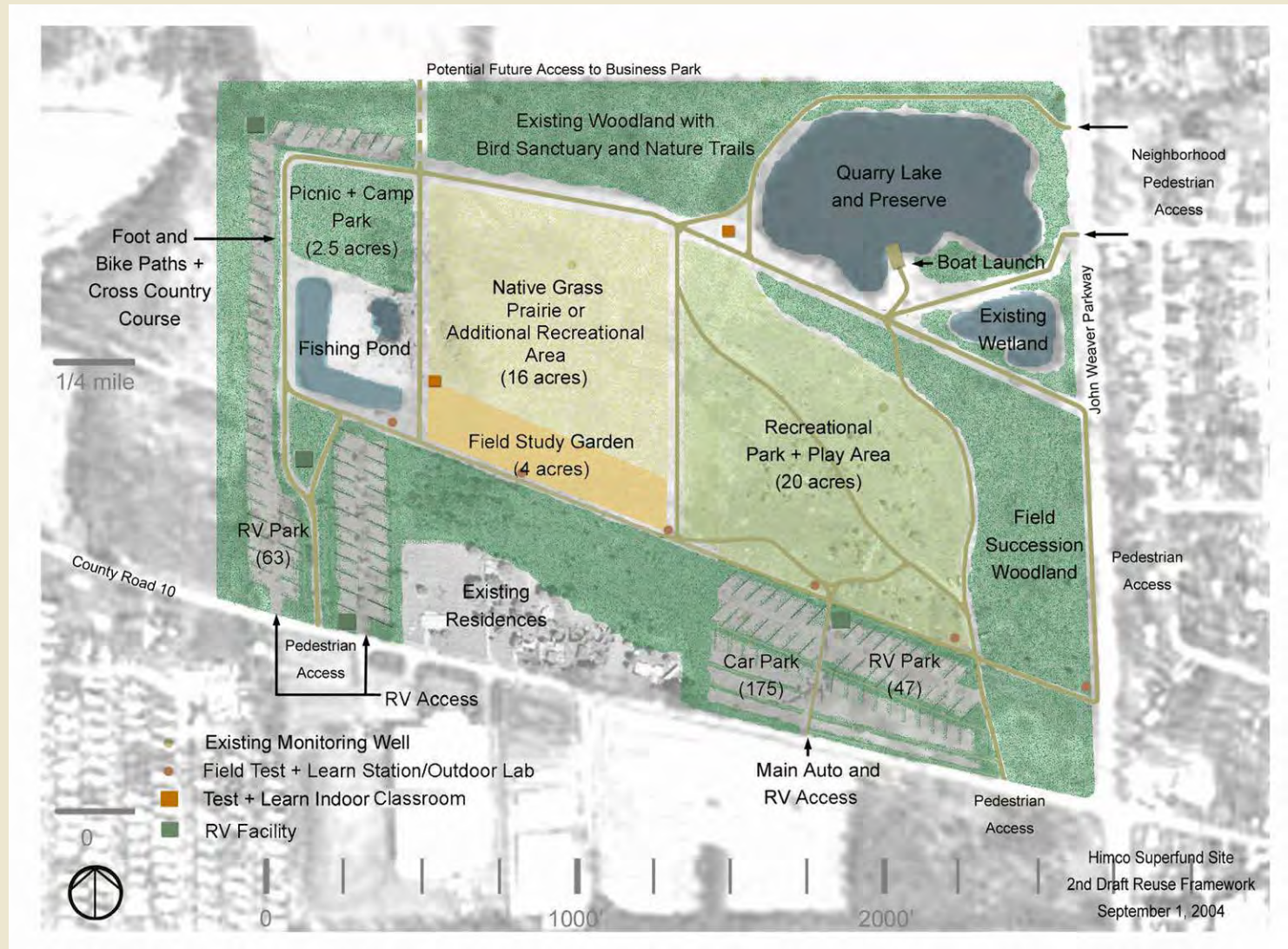


- Save \$\$\$
- Save Time
- Improved Community Relationships
- Effective Institutional Controls
- Long Term Stewardship
- Community Benefits
 - Economic
 - Recreational
 - Ecological







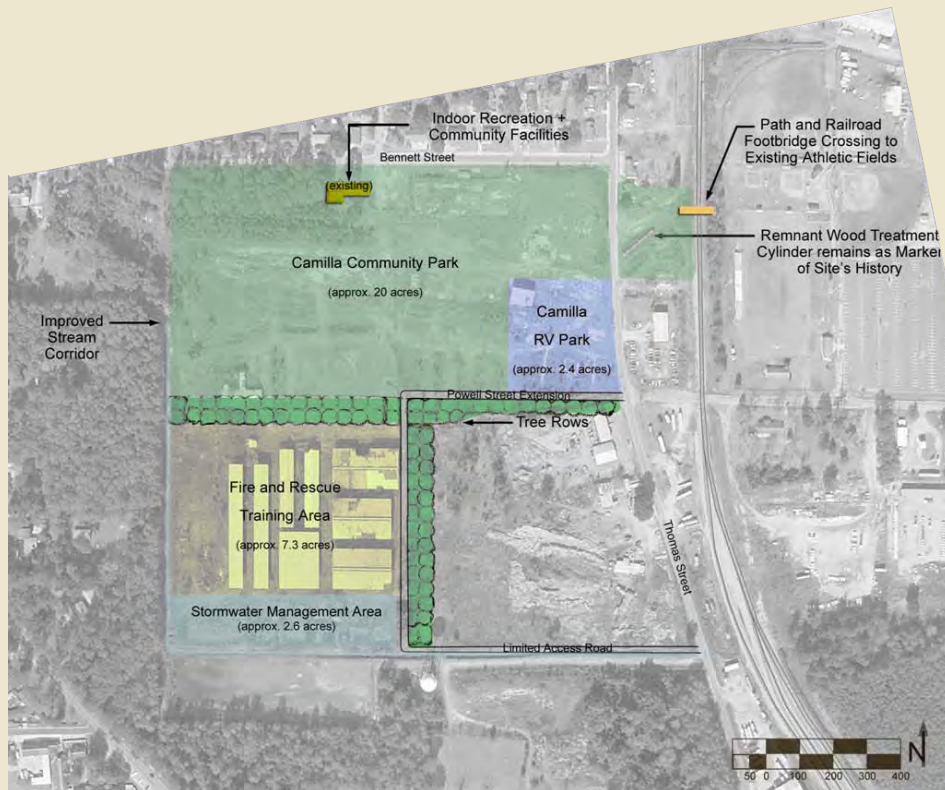


Plainwell Paper Mill









2007 Revised Site Recreational Reuse Framework







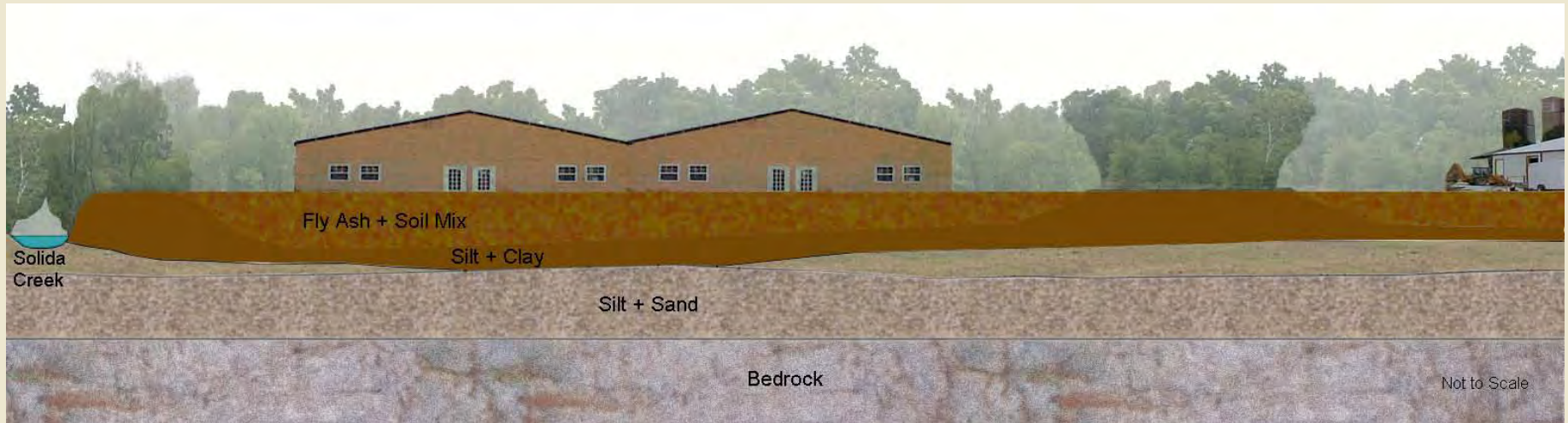
Wyckoff/Eagle Harbor













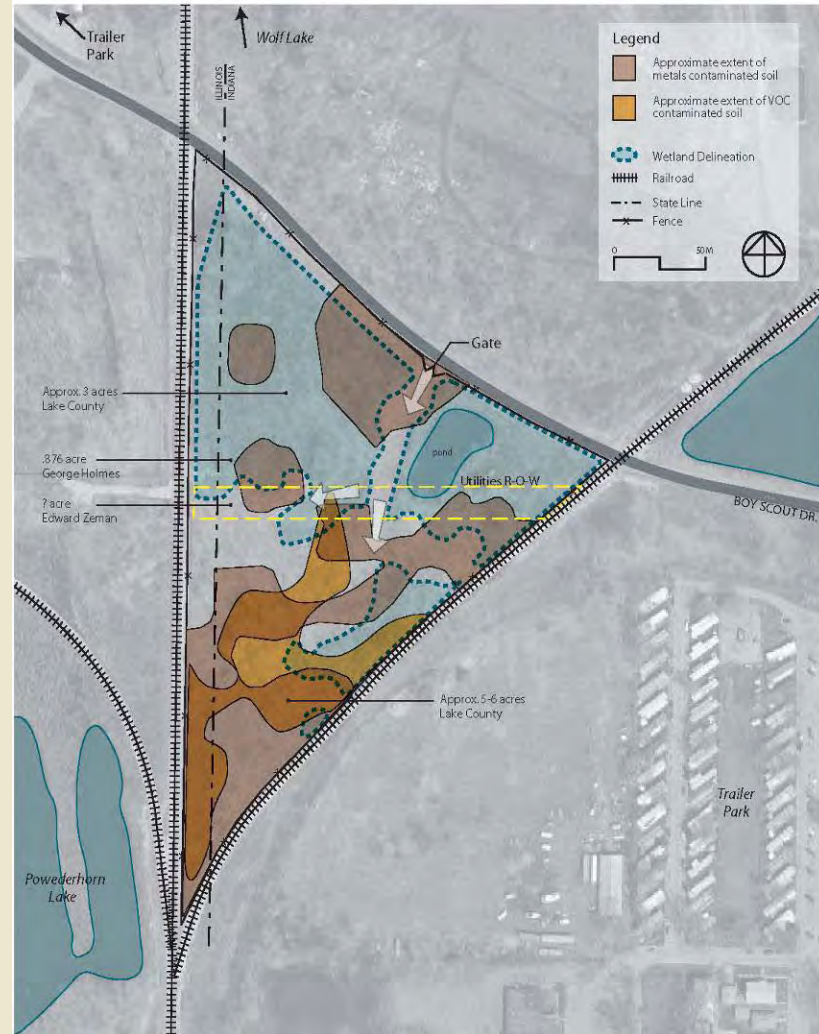


Arlington Blending & Packaging

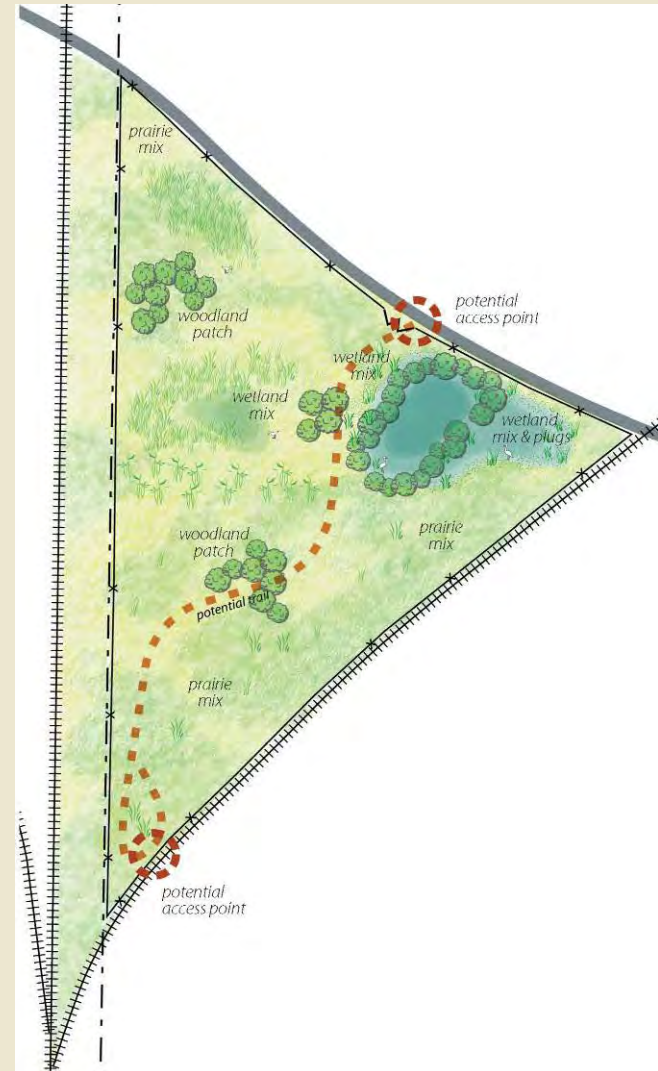




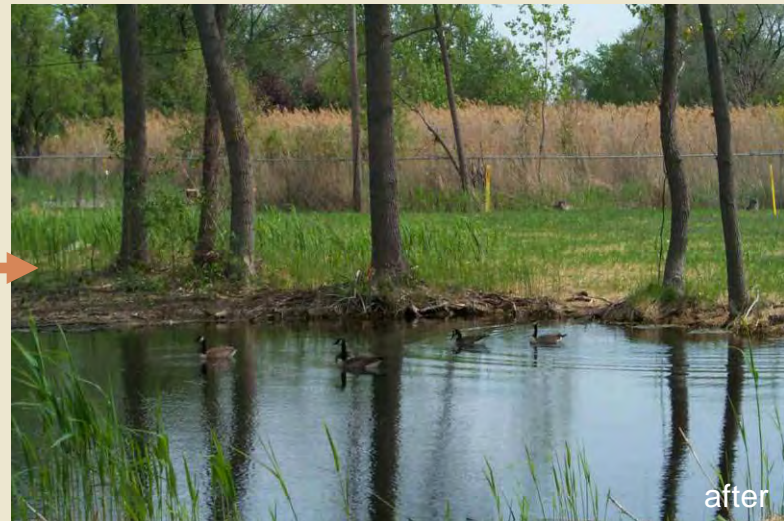
Calumet Container



Calumet Container



Calumet Container



Section #3

What is Community Based Reuse Planning?

What is Reuse Planning?

Map Key

-  **Mixed Uses**
Residential above
Commercial retail/office below
-  **Residential Use**
Multi-story units
-  **Supporting Uses**
Parking
Open Space
-  **Open Space**
Civic, Active Recreation
-  **Entrance Corridor**
Signage, Landscape Features
-  **Open Space**
Trails, Passive Recreation
-  **Commercial Use**
Retail or Office
-  **Site & River Access**
Trail Network Opportunity
-  **Site Access Points**



Legend

-  Property Boundary
-  Methane System
-  Road Network

Reuse Assessment Guidance

- Stakeholders
- Community input
- Site description
- Environmental considerations
- Site ownership
- Land use considerations and environmental regulations
- Public initiatives

Reuse Planning

1. Building stakeholder support and establishing the legitimacy of the reuse planning process
2. Community involvement, education, and capacity-building
3. Site and community research and analysis
4. Site reuse strategy: conceptual reuse framework
5. Next steps
 - a. Implementation approach
 - b. Identification of resources

#1. Building **stakeholder support** and **establishing the legitimacy** of the reuse planning process.

#2. Community involvement, education, and capacity-building.

#3. Site and community research and analysis.

- Site Physical Characteristics
- Site Contamination and Remediation Characteristics
- Site Remediation Status
- Local Land Use Regulations and Considerations
- Adjacent Land Uses
- Infrastructure
- Market Conditions

#4. Site reuse strategy: conceptual reuse framework

#5. Next steps

- a. Implementation approach
- b. Identification of resources

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Section #4

Key Considerations and Lessons Learned

- Reuse planning at Superfund sites requires patience and a view towards long term stewardship.
- Reuse in the context of Superfund is about making better remedial decisions and ensuring long-term protectiveness.
- Reuse is considered in the framework of private property rights and the local authority to regulate land use.
- Considering reuse can create a framework for community involvement that moves beyond a win-lose dynamic. It can be the key to a successful working relationship amongst stakeholders at a SF site.

Mountain View Mobile Home Estates: How a municipality can make informed reuse decisions about reuse

Gary Riley,
OSRTI Detail, EPA
Region 9
SRI Webinar,
June 18, 2009



Session Overview

- Focus on the community's experience
- Stepping back: site background and context
- Solution: community-based reuse assessment
- Anatomy of success
- Looking ahead



Community experience in the reuse planning process

- Three goals:
 - Understand the site
 - Think about the city's needs
 - Make an informed decision
- Two questions:
 - What does the Mountain View site offer?
 - What does the community want/need?



Background: site history

- Until 1973: Onsite mill processed chrysotile asbestos
- 1973: property rezoned residential; mobile homes installed for 130 residents
- 1983: Site listed on NPL due to asbestos in soil
- 1985: Residents relocated
- 1985-1988: Remedy constructed and completed
- 1988: Deleted from NPL

Background: remedy and restrictions

- Cap components: filter fabric liner, 24-inch soil layer, 3-inch gravel layer
- Important restrictions:
 - No excavation below the fabric liner;
 - Footings or foundations allowed only within or on top of the two-foot cover;
 - Utilities allowed only within or on top of the two-foot cover;
 - Impervious areas must include drainage conveyance to protect the cover;
 - Engineering and institutional controls must remain in place; and
 - Residential uses not permitted.

Background: the site since deletion

- Since NPL deletion in 1988, the site has been vacant and fenced
- Owned by state of Arizona
- ADEQ oversees cap maintenance
- Relatively level land area
- Visible and accessible from major thoroughfares

Community experience: What does the Mountain View site offer?

- Relatively large site
- Location on Highway 70 and Route 77
- Potential rail access
- Potential low cost of land – below market value
- Currently zoned “intermediate commercial”
- No existing infrastructure



Community experience:

What does the community want/need?

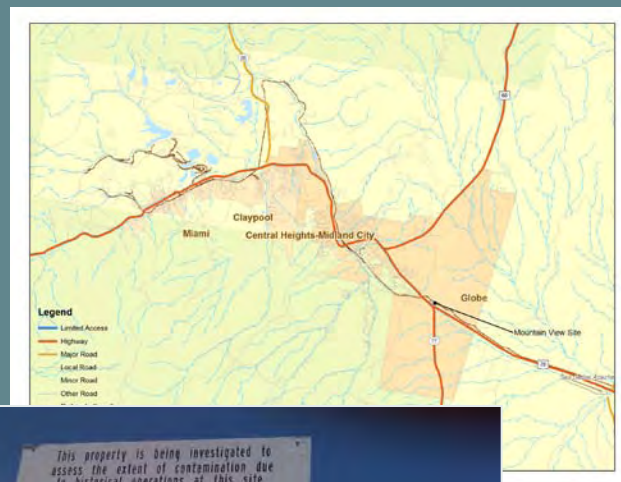
- Globe has a moderate amount of commercially zoned land, but no light industrial and little general industrial property
- City of Globe is surrounded by state and federally owned land – this limits expansion possibilities
- City of Globe officials and staff expressed interest in acquiring and using the Mountain View site

Solution: Community-Based Reuse Assessment

- In order to answer the City of Globe's questions: a community-based Reuse Assessment process
- Purpose: to identify a reasonable future use and development scenario to inform near-term site planning efforts, such as:
 - Economic planning (City of Globe)
 - Regulatory documentation (EPA/ADEQ)

Community-Based Reuse Assessment: Methods

- Site visit
- Stakeholder interviews
- City Comprehensive Plan and Zoning
- Site document review
- Site analysis (contaminants, cover, grades)
- Summary document



Community-Based Reuse Assessment: Conclusions

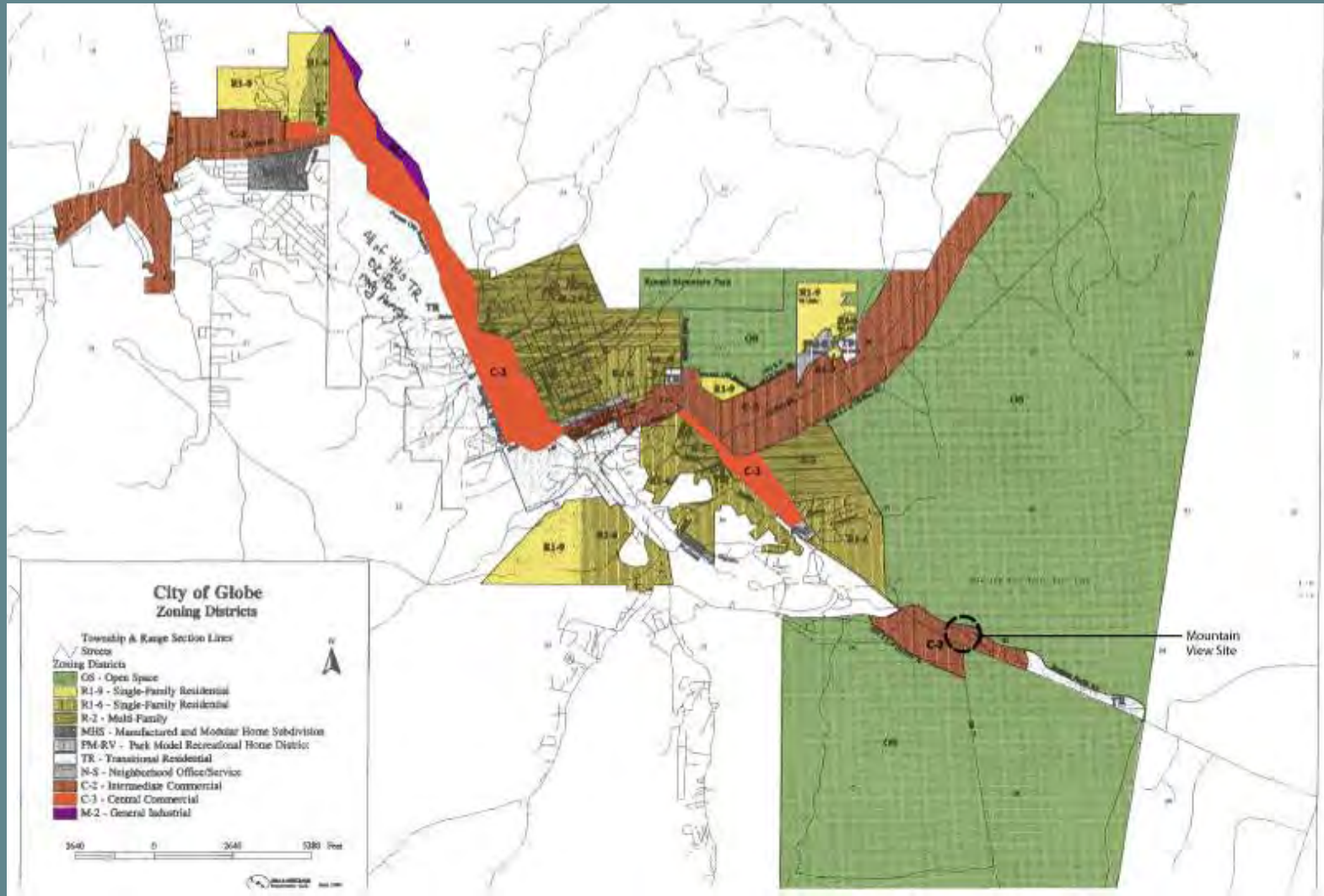
- The resulting document provides detailed descriptions and diagrams that describe:
 - Site context (physical and zoning)
 - Contamination
 - Depth of Cover
 - Grade and slope
 - Possible development areas and footprints
 - Access and setback requirements

Community-Based Reuse Assessment: Conclusions

- These analyses offer potential development solutions to the following questions:
 - Which areas of the site can support development?
 - What would possible footprints look like?
 - How much grading would have to be done to support buildings?
 - What are the options/costs of this grading?
 - Where/how can you access the developable areas?
 - What setbacks are required in the developable areas?

How much remedy disturbance is anticipated?

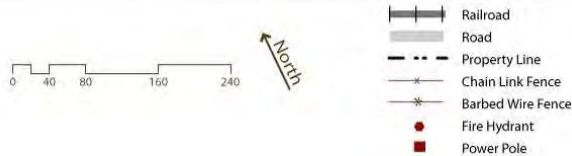
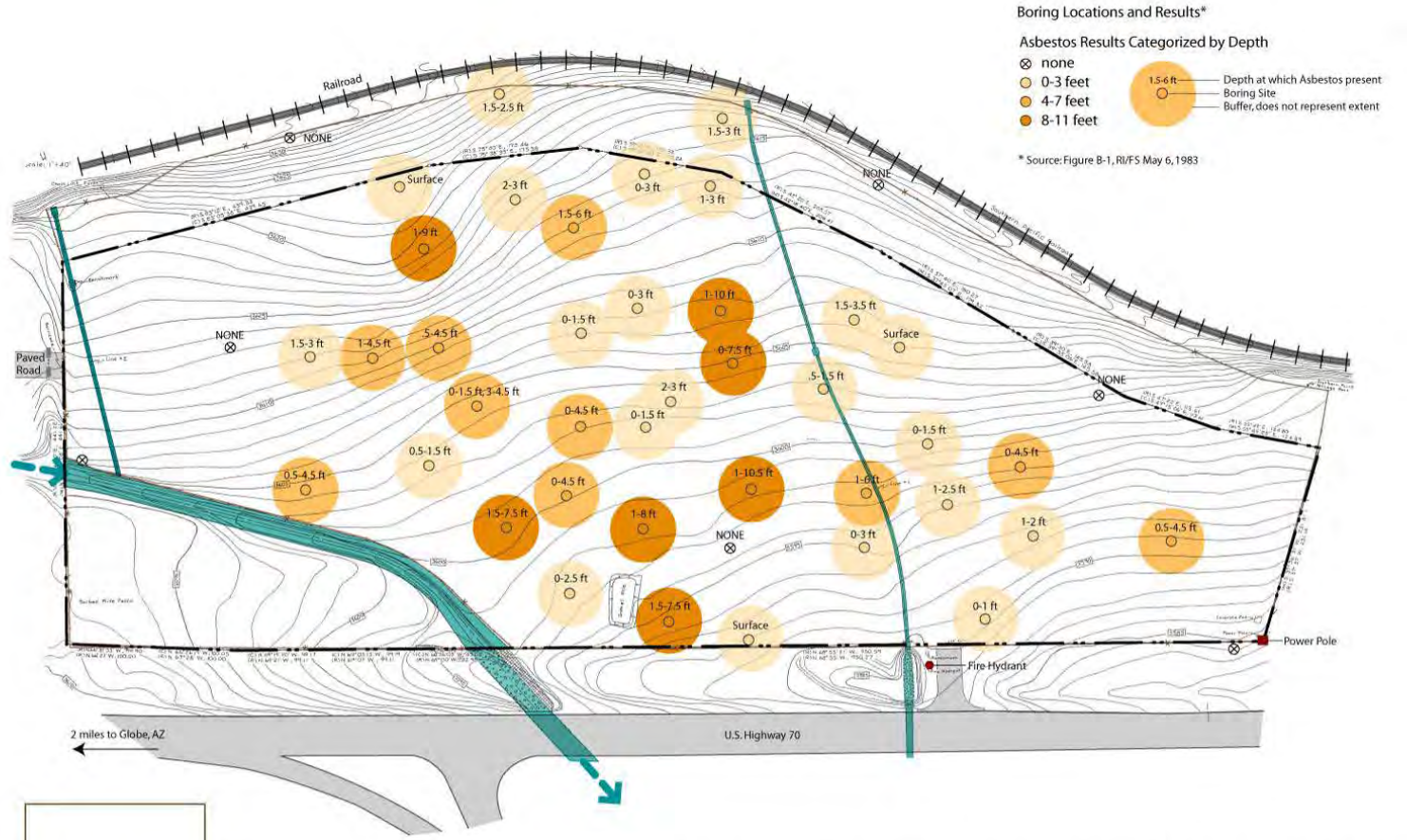
Zoning Map



Aerial map: City of Globe and Site



Site Contamination



Mountain View Mobile Home Estates Superfund Site Globe, Arizona

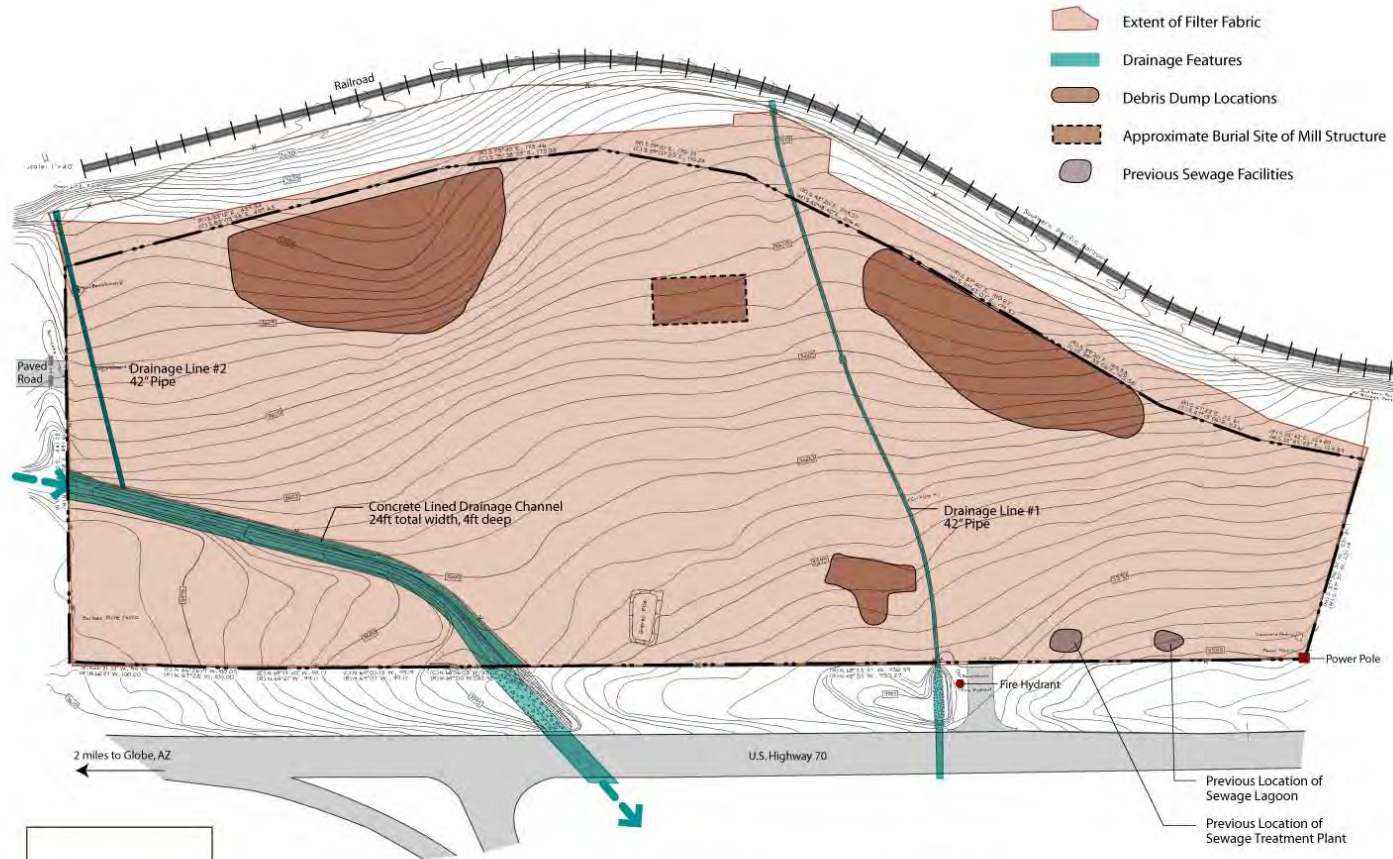
Map sources: Maitland-Hydro Joint Venture, January 1986 "As Builts," Sheets 1-8
 Cella Barr Associates/U.S. Army Corps of Engineers, March 1985, Sheets 1-27
 RI/FS, May 1983, Figure B-1 Boring Locations and Results

Depth of Cover



**Mountain View Mobile Home Estates Superfund Site
Globe, Arizona**

Remedy Components and Restrictions



- Extent of Filter Fabric
- Drainage Features
- Debris Dump Locations
- Approximate Burial Site of Mill Structure
- Previous Sewage Facilities

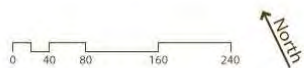


- Railroad
- Road
- Property Line
- Chain Link Fence
- Barbed Wire Fence
- Fire Hydrant
- Power Pole

Mountain View Mobile Home Estates Superfund Site Globe, Arizona

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Grade

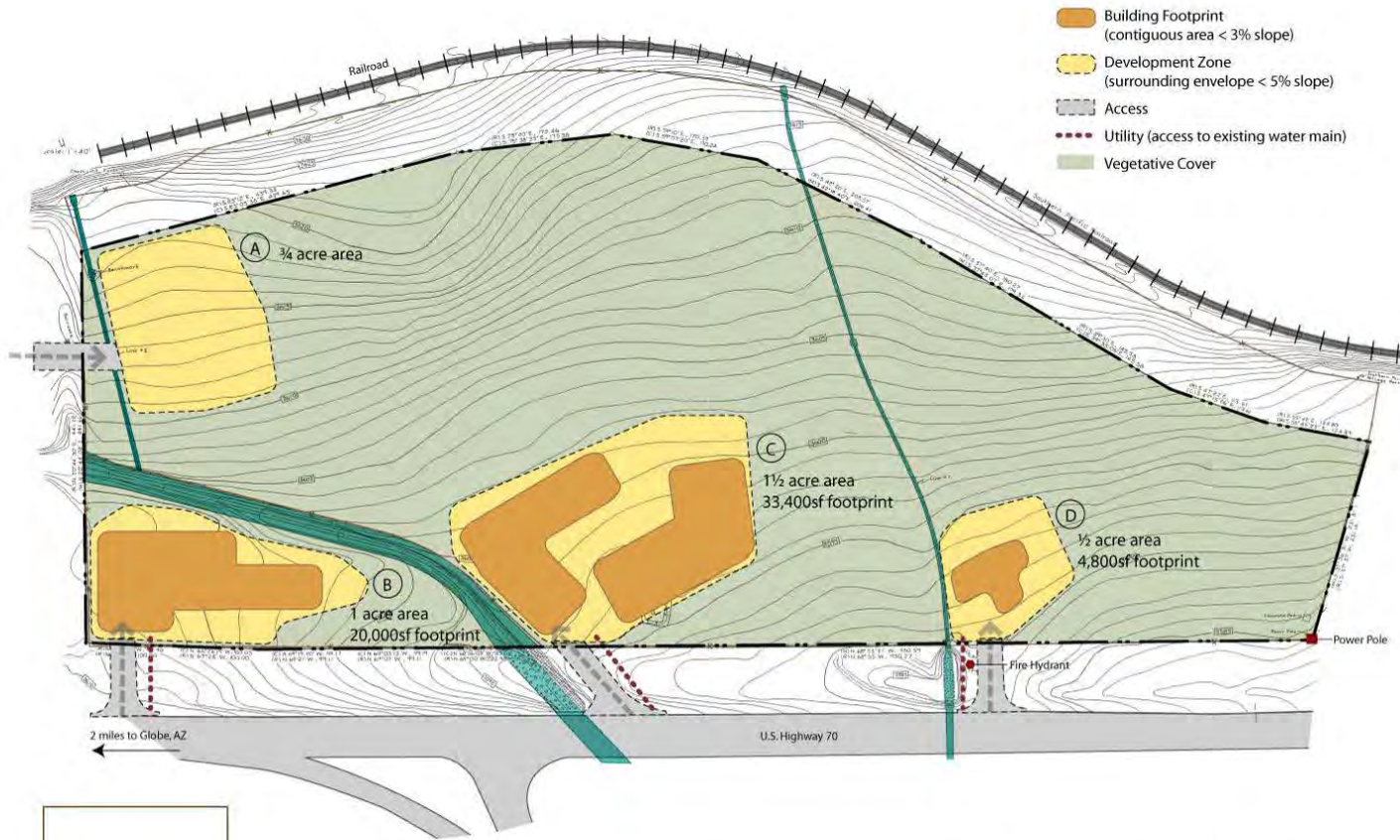


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Potential Development Areas

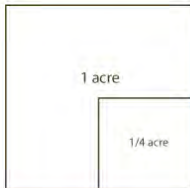
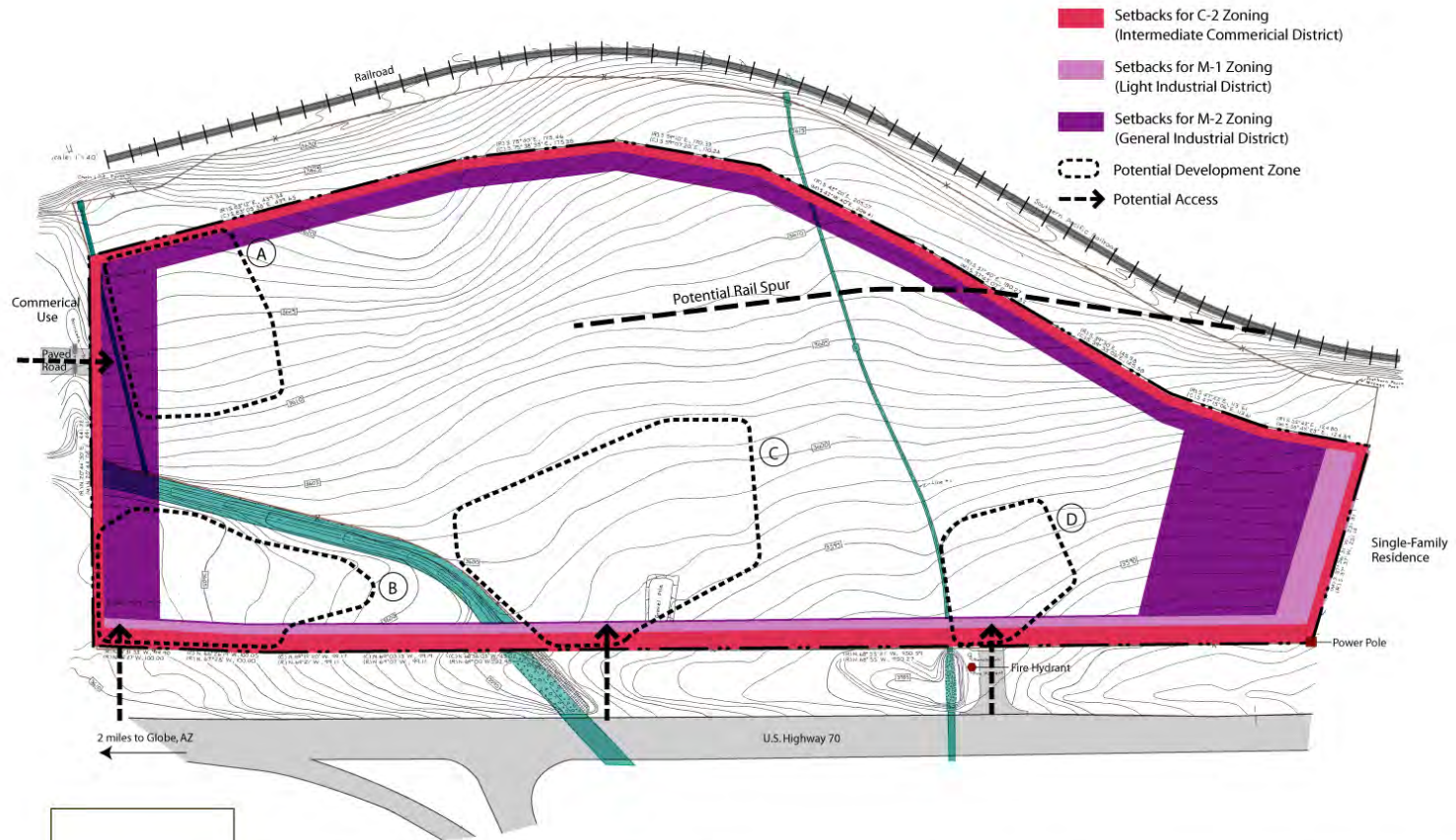


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Access and Setbacks



Mountain View Mobile Home Estates Superfund Site Globe, Arizona

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 R/FS, May 1983, Figure B-1 Boring Locations and Results

Thinking about Remedy Disturbance

Scenario	Construction Costs	Community and Regulatory Process	Market Considerations
<p>1. No disturbance (no underground utilities, tanks or footings; all utilities/construction above grade of cap and fill)</p>	<p>Potential fill costs to achieve level grades, some monitoring requirements</p>	<p>Minimal</p>	<p>Narrow range of development options</p>
<p>2. Moderate disturbance (minimal disturbance to lay a few key utilities and footings within existing or new clean fill)</p>	<p>Potential fill costs to achieve level grades; Asbestos monitoring requirements.</p>	<p>Moderate</p>	<p>Broader range of options</p>
<p>3. Major disturbance (earth moving and/or excavation to create level grades, extensive utilities, and/or underground tanks)</p>	<p>Fill costs; Asbestos monitoring requirements; Contaminant handling & disposal requirements</p>	<p>Comprehensive</p>	<p>Broadest range of options; market value may not offset additional development costs</p>

Community-Based Reuse Assessment: Results

- Summarized remedy, restrictions, and future use possibilities in a clear manner
- Identified physical benefits and limitations of the site (including infrastructure constraints)



Planning for the Future:
Reuse Assessment for the Mountain View Mobile Homes Estate Site
Globe, Arizona
FINAL

February 2009

EPA Region 9
Superfund Redevelopment Initiative

funded by
United States Environmental Protection Agency (EPA)

prepared for
Arizona Department of Environmental Quality
City of Globe

prepared by
E² Inc.

Outcome

- State of Arizona still owns site
- City has decided NOT to purchase at this time
- ADEQ better understands the site's potential for future use
- Reuse assessment remains as a useful tool for future interested parties
- EPA Region 9 considers this outcome to be a huge success

Anatomy of Success

- Reuse Assessment documents useful, practical information about the site's development potential
- City of Globe's perspective changed over the course of the reuse assessment process, BUT –
- Community now has clarity on appropriate land uses
- Community feels included in the process
- Community feels that their voices were heard

For More Information:

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H.O.D. Landfill Case Study

Site Background

- Location: Antioch, Illinois
- 121 Acres
 - Former landfill covered 51 acres
 - Remaining 70 acres include the former landfill borrow area and wetlands
- Disposal activities: 1963 to 1984
- Municipal, commercial, and industrial wastes

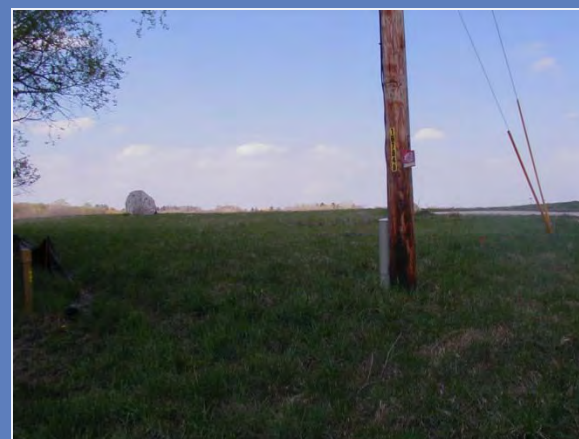


Remedial Activities

- Landfill covered with clay cap in 1989
- Vinyl chloride contamination discovered
- 1998 a Record of Decision selected the Site remedy
 - Restore existing eroded cap
 - Update gas and leachate collection system
 - Ground water monitoring
 - Implement institutional controls

Remedial Design: Thinking Ahead

- Re-graded the Site to sports-field specifications
- Placed gas extraction well heads in locations to allow recreational users to play above them
- Constructed the gas flare building to prevent interference with placement of sports fields



Reuse Possibilities

- Methane gas co-generation system
- Athletic fields for the high school
- Restored ecological habitat and education opportunities



So what could possibly go wrong?

Challenges

- Superfund Site Stigma
- Site restrictions prohibiting recreational use
- Coordination between Antioch Township, Village, and the School District
- Funding for Reuse



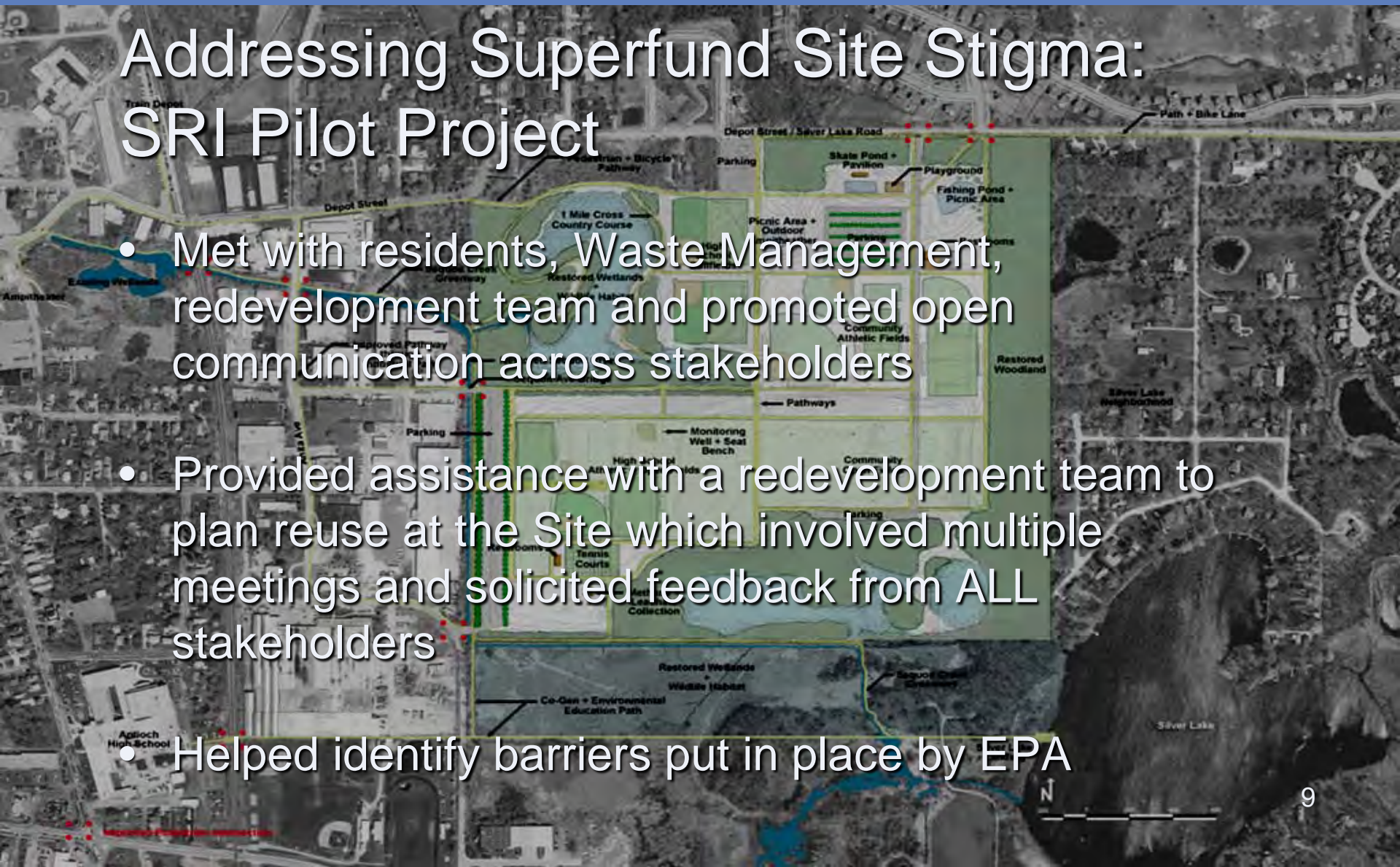
Key Stakeholders

- Community
 - Antioch Community High School
 - Village of Antioch
 - Antioch Township
- Waste Management of Illinois
 - Closed Sites Management Group
- EPA, Region 5
- EPA, Headquarters



Addressing Superfund Site Stigma: SRI Pilot Project

- Met with residents, Waste Management, redevelopment team and promoted open communication across stakeholders
- Provided assistance with a redevelopment team to plan reuse at the Site which involved multiple meetings and solicited feedback from ALL stakeholders
- Helped identify barriers put in place by EPA



Addressing Superfund Site Stigma

- Ready for Reuse Determination



Explanation of Significant Differences: Removing Reuse Barriers

- Fence surrounding the Site as part of the remedy no longer required
- Institutional controls clarified



Explanation of Significant Differences: Removing Reuse Barriers

- 1998 ROD
 - Six-foot chain-linked fence topped with barbed wire
- 2003 ESD
 - Removal of the original fence
 - Only fencing O&M areas
 - Locking and securing remedial equipment not included in the fenced O&M areas

Reuse Coordination

- Antioch Community High School, the Village of Antioch, and Antioch Township
 - Each had individual ideas for using the Site
 - The planning process took more time than anticipated



Funding for Reuse

- Donations and leasing from Waste Management
- Non-settling PRP contributions
- Grants
- U.S. Soccer Foundation support

Before Reuse



Reuse Success: Tim Osmond Sports Complex

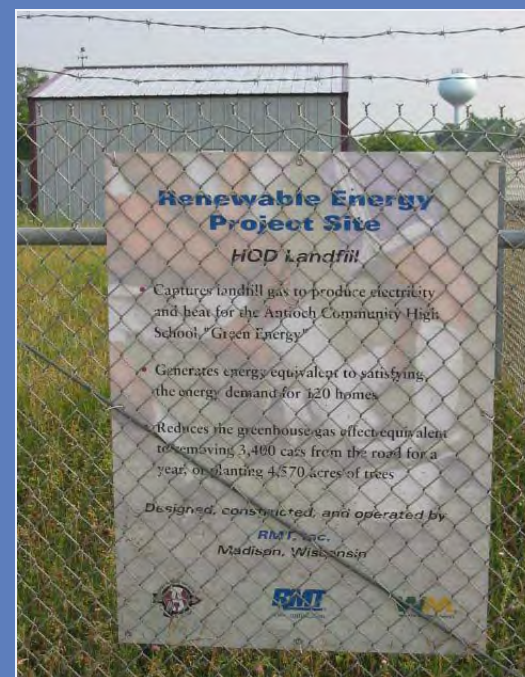


Reuse Success: McMillen Park

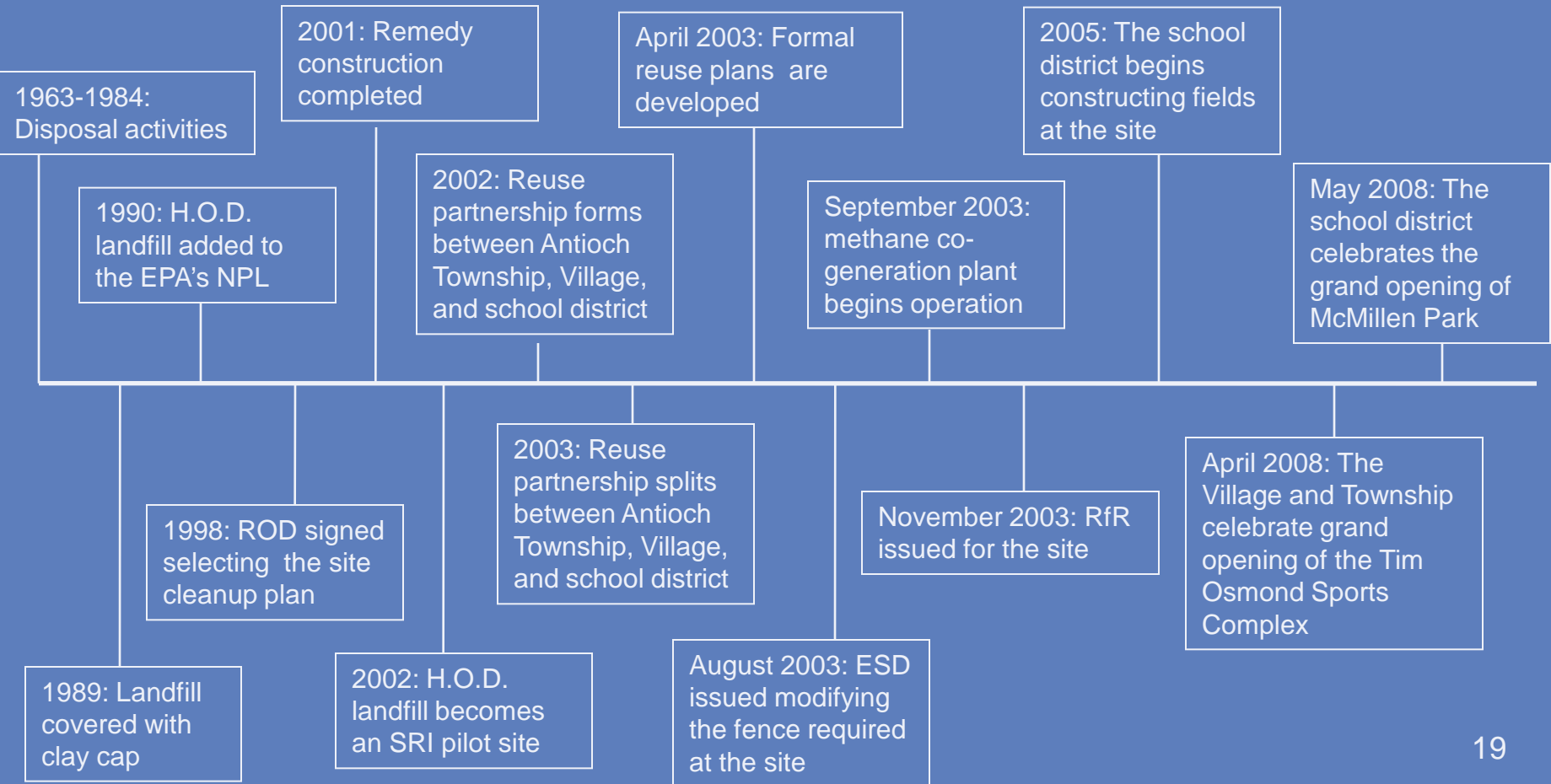


Reuse Success: Co-generation Plant

- Designed by RMT Inc.
- The co-generation plant has received numerous awards
- The plant began operating in September 2003
- Educational opportunities



Timeline for H.O.D. Landfill



Lessons Learned

- Listen to the concerns of the community – there are tools that can help
- Cleanup does not equal done
- EPA CAN be barrier, but can also help
- Reuse and O&M can go hand in hand