

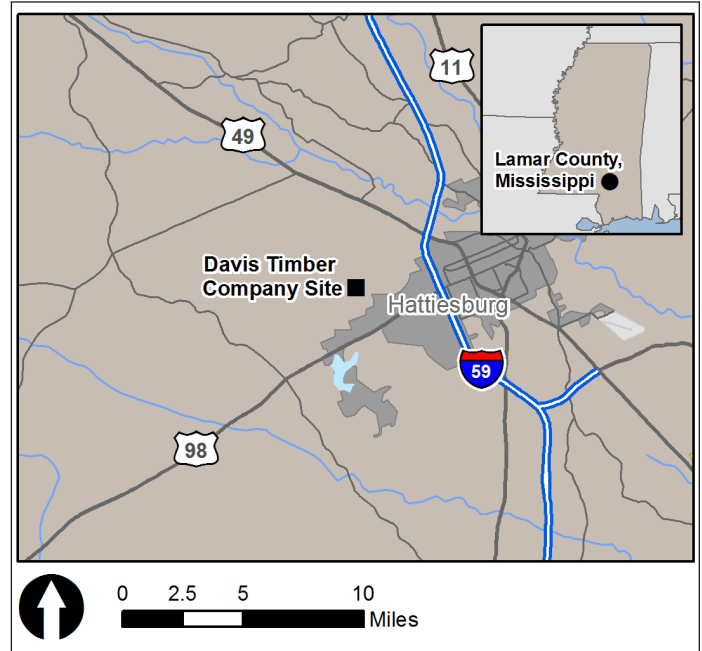
Introduction

A century ago, Lamar County was at the heart of Mississippi's timber boom. Towns and cities across the state – including nearby Hattiesburg – owe their existence to the railroads and sawmills built during the period. In 1915, for example, Mississippi ranked third in the nation for lumber production, behind only Washington and Louisiana.

Today, while small timber operations remain active in the area, people visit Mississippi's piney woods for other reasons – recreation, tourism, environmental education, bird watching. And as area communities have grown, so too has the need for new facilities and amenities. The cleanup and reuse of the Davis Timber Company Superfund site near Hattiesburg illustrates how these worlds have come together.

Since the early 2000s, the site's owners, community organizations and local governments, the U.S. Environmental Protection Agency (EPA) and the Mississippi Department of Environmental Quality (MDEQ) have worked together in support of a coordinated approach to the cleanup of this former wood-treating facility. The approach has linked cleanup and redevelopment, with a protective remedy and land revitalization as overarching goals. A reuse assessment funded by EPA's Superfund Redevelopment Initiative in 2006 helped lay the groundwork for the community's reuse plans. Accelerated cleanup of the 30-acre area finished in 2012, two months ahead of schedule and \$400,000 under the project's \$4.6 million budget.

Today, the Davis Timber Company site is home to Breland Community Center, the Hub City Humane Society's animal shelter, the Fields of Barktopia dog park, parking, trail connections and restored habitat for pollinators. "We're really fortunate to be on the property," said Humane Society Manager Virginia Cheatham. "Especially being able to give back to the community something that was desperately needed."



The site is located in south-central Mississippi, six miles northwest of Hattiesburg and 100 miles northeast of New Orleans.

This case study explores the strategies and working relationships that led to the successful cleanup and reuse of the Davis Timber Company Superfund site. The following pages trace the evolution of cleanup and reuse efforts, highlighting local planning efforts, coordination with regulatory agencies, and ongoing cleanup and reuse activities through 2016. The case study provides information and lessons learned to parties interested in the recreational and ecological reuse of Superfund sites and how to address remedy and reuse considerations throughout the Superfund process.



Site History, Contamination and Remediation

Davis Timber Company operated a timber processing and wood preserving facility on site from 1972 until the late 1980s. The facility consisted of a skag mill, debarker, pole peeler, holding pond, office, treating cylinder, cooling pond, oil separator, two above-ground oil storage tanks, two above-ground pentachlorophenol (PCP) solution storage tanks and a storage yard. The company discharged wastewater containing PCP into a two-acre holding pond, which released contamination into surface water pathways several times during plant operations. In 1980, the holding pond was closed, backfilled and capped.

Site operations contaminated soil and sediment with several chemicals of concern – PCP, dioxin and furans – and resulted in several fish kills in nearby Country Club Lake. MDEQ maintained a fish advisory for Country Club Lake from 1989 to 2001. EPA placed the site on the Superfund program's National Priorities List (NPL) in 2000.

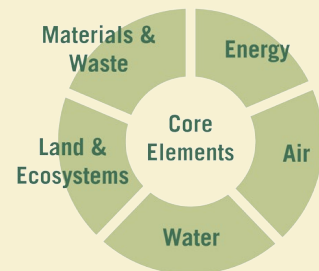
Following several years of investigations, EPA issued a Record of Decision (ROD) selecting the final, comprehensive remedy for the site in 2009. Components included:

- Treating more than 500,000 gallons of polluted water from a previous containment area on site.
- Dredging and excavating contaminated soil and sediment, placing the material in a 3-acre impoundment area, and capping it.
- Relocating parts of West Mineral Creek.
- Demolishing and removing all remaining structures.
- Building an earthen retaining wall between the impoundment area and the relocated portion of the creek.
- Backfilling excavated and dredged locations with clean material, followed by site grading to optimize stormwater drainage.
- Using institutional controls to preserve the integrity of the capped impoundment area and limit site uses.
- Long-term monitoring.

EPA implemented the remedy using funds from the President's Jobs Initiative Program in 2011. The site was one of four Superfund cleanups selected nationally for funding. The cleanup created 27 contractor jobs and 31 subcontractor jobs. Local purchases of material, services and supplies came to \$350,000. Throughout planning and cleanup activities, EPA and MDEQ staff met regularly with local stakeholders to share information and updates and to incorporate community feedback into the Superfund process. The selected remedy was consistent with the community's future land use plans, enabling the site to be reused for recreational purposes. Construction of the remedy finished in August 2012, two months ahead of schedule and \$400,000 under the project's \$4.6 million budget.

Green Remediation

The practice of considering all environmental effects of remedy implementation and incorporating options – such as the use of renewable energy resources – to maximize the environmental benefits of cleanups.

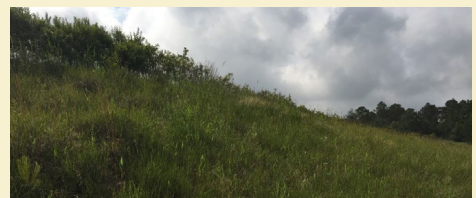


Site Highlight: Green Remediation

Green initiatives during cleanup included recycling 325,000 pounds of steel, reusing 3,000 cubic yards of concrete as rip rap for erosion protection, reusing 2,000 cubic yards of mulch from land clearing activities, using an improved revegetation plan with native plants, reducing watering requirements with soil amendments, and recycling treated wastewater.



Remnant wood-treating equipment remaining on site before cleanup.



View of the site's retaining wall.

2006 – June 2012

Addressing a Community Need, Finding a Way Forward

Virginia Cheatham knew that animal shelters in the Hattiesburg area were struggling. “Limited funding, limited space, growing demands,” she recalled. “The community needed more capacity to care for its animals.” Ms. Cheatham, a long-time manager of area shelters, and Hattiesburg veterinarian Dr. Brenda Sumrall were also interested in trying something new. “The idea was to create a facility focused on caring for animals more broadly, bringing the community together around education and training as well as adoption,” Dr. Sumrall said.

Starting in 2011, initial efforts focused on a property within Hattiesburg city limits. Despite significant community interest, the project bogged down due to rezoning requirements. “We heard about the Davis property,” Ms. Cheatham said. “We came out and looked at it, and thought it was wonderful, and in a great location.” At the time, the Davis Timber Company site was vacant. EPA and MDEQ were working on the site’s long-term cleanup plan.

They were not the first visitors. In recent years, a variety of land uses – storage warehouses, tree and brush piling areas, facilities for the University of Southern Mississippi, recreation-related businesses, sports fields, light industrial facilities – had been proposed for the site. Planning for the future use of the area dated to 2006, when EPA’s Superfund Redevelopment Initiative funded a reuse assessment for the site.

“The assessment was important. It helped inform cleanup planning for the site,” noted EPA project manager Scott Martin. “It indicated that the area was well suited for public, recreational and ecological land uses. And we knew that the site’s owners were interested in land uses that would benefit the entire community.”

Site owners Chuck and Gayle Davis – who had inherited the site property – entertained several offers but held off committing to any of them. “While our priority was getting the site back in play, we weren’t in a rush,” Mr. Davis said. “We wanted to make sure that the site would once again be an active and vibrant part of the community.”

The Davis family did accept one proposal, transferring ownership of an uncontaminated 3-acre parcel in the site’s southeastern corner to Lamar County for use as a community center. The \$300,000 public facility – the Breland Community Center – is located immediately next to the Longleaf Trace recreational trail (see page 6). “[The Davis family] came through for the county when we really needed property and this is a hard area to find property, but they stepped up to the plate and they helped the county out tremendously,” said District 5

Supervisor Dale Lucas, who was among those who shoveled the first dirt at the construction site.

In June 2012, plans for reusing the rest of the site moved forward, after Virginia Cheatham and Dr. Sumrall traveled to Spartanburg, South Carolina, to meet with the Davises. The presentation went well. “Their plans were exactly what we were looking for,” recalled Chuck Davis. “We really liked how the humane society would make a difference, address a significant need, and bring everyone in the community together.”

“It was wonderful, they were back in touch before we even left Spartanburg,” said Virginia Cheatham. “That was when things began to move fast, and they haven’t slowed down.”

Breland Community Center

Address: 79 Jackson Rd, Hattiesburg, MS 39402

Size: 2,400 square feet

Uses: elections, meetings, reunions, showers, parties and dinners

Occupancy rate: 64 percent (230+ days each year)



July 2012 – March 2013

Getting Ready...

By the summer of 2012, the new organization had a name – the Hub City Humane Society. With the site’s cleanup ongoing from late 2011 through the fall of 2012, the group had several months to raise funding, obtain septic tank approvals from Lamar County, build facilities, install kennels and train staff.

- Presbyterian Christian School donated eight portable buildings. Six were moved to the site; the other two were traded in barter in exchange for transportation services.
- Lamar County agreed to pay \$2,000 monthly for a year to help establish the Humane Society’s facilities.

- Local outreach and social media postings led to an outpouring of community support and donations, including pet supplies and food, classroom materials, kennels, washers and dryers, dog runs, a transport van, and computers.
- The Humane Society signed a contract with the Davis family to lease and eventually purchase the site property and an adjacent 40-acre area.

“Working with many different groups in the community offered us a range of different ideas and resources,” noted Brenda Sumrall. “We have been involved with the County, the local park association, Boy and Girl Scout troops, schools ... and so much has hinged on having devoted employees.”

Mission Statement

“The Hub City Humane Society is dedicated to providing compassionate care of homeless, neglected and abused animals. We strive to maintain the highest quality of services to the community by relieving the pain and suffering of all animals brought into our care. Our organization collaborates with rescues and animal welfare organizations both locally and nationally and promises to maintain this highest level of performance through continued training and education for management and staff.”



Hub City

Hattiesburg’s nickname refers to the city’s location at the intersection of several major transportation corridors; it is a “hub” connecting several nearby cities – Jackson, Gulfport, Mobile and New Orleans.



Integrating Remedy and Reuse...

At the same time, site agencies were working hard to ensure the compatibility of the site’s remedy with its upcoming reuse. “We made sure slopes were gradual as possible, to maximize flexibility for the reuse,” noted EPA’s Scott Martin. And while the site’s capped area needed to be fenced, EPA and MDEQ recognized that tall chain-link fencing could be an eyesore. After consulting with the Davis family, wooden fencing was used instead. “Our goal was for the fence to blend in well with the landscape,” said Scott Martin.



For its part, the Humane Society agreed to keep an eye on site conditions and notify site agencies of any potential issues. Lamar County mows the grass. These local responsibilities help lower long-term operation and maintenance costs for MDEQ. “It shows how and why reusing sites makes a lot of sense,” noted Trey Hess, former chief of MDEQ’s Groundwater Assessment & Remediation Division. “Communities benefit from the new uses. Agencies have local eyes on the site. It saves time, energy and resources for everyone.”

By March 2013, buildings and kennels were in place. Facility infrastructure was up and running. The Hub City Humane Society officially opened its doors on March 3, 2013.



The site in late 2012, following its final inspection.

The Bigger Picture: EPA and Reuse

Efforts to address future land use considerations at the Davis Timber Company site fit in well with emerging nationwide interest in the revitalization of contaminated areas, including Superfund sites. With the creation of EPA's Superfund Redevelopment Initiative in 1999 and its Land Revitalization Agenda in 2003, EPA's Office of Solid Waste and Emergency Response launched a new EPA initiative focusing on promoting land reuse and revitalization at contaminated sites.

In 2002, the Small Business Liability and Brownfields Revitalization Act also became law. The Act was designed to make the acquisition and redevelopment of contaminated properties like Superfund sites easier by addressing the liability concerns associated with these sites. EPA's Office of Site Remediation Enforcement has a team devoted to facilitating and implementing these liability protections. See the Resources section for more information.



March 2013 – 2016

Building on Experience, Embracing New Challenges

The organization went from idea to reality in less than a year. As it welcomed its first animals, however, a new set of challenges appeared on the horizon. Intakes increased substantially, straining limited resources. Nearby road construction projects made it hard for people to find the new shelter, lowering adoptions.

“I’ll be honest – there were times when I didn’t know if we were going to make it,” said shelter manager Virginia Cheatham. “But time and again, the community has come through. They have been incredible.” Donations of all kinds, from money and supplies to volunteer services and time, steadily poured in. Contracts with Lamar County, the City of Petal and the City of Collins to care for animal control animals and drop-offs along with sponsorships from area businesses, pet hospitals and veterinary clinics helped sustain the shelter’s budget. Partnerships with the Humane Society of the United States and groups in Philadelphia and Avon, Connecticut, led to a 100 percent adoption rate.

Finally, the Longleaf Trace recreational trail, which extends along the site’s southern edge, brought a steady stream of visitors, raising the Humane Society’s profile in the community. “People visiting and then telling others has made all the difference in the world,” said Virginia Cheatham. “Word about us spread quickly, especially on social media. People looking to adopt, people looking to spend time with the animals, people looking to help out.”



Two of the humane society’s donated buildings (top left); dogs awaiting adoption in one of the buildings (top right); view of the Longleaf Trace Trail next to the site (bottom).

The Longleaf Trace Recreation Trail

The 41-mile paved pedestrian, equestrian, rollerblade and bicycle trail extends between the communities of Hattiesburg and Prentiss. The trail started out as an idea in the mid-1990s. After years of fundraising, renovation and historic preservation, it opened to the public in 2000. The designated National Recreation Trail runs atop a stretch of the former Mississippi Central Railroad line.

Wildlife – wild hares, squirrels, raccoons, songbirds, deer – can be seen along the trail. It also supports a variety of plants and trees, including flowering dogwoods, magnolias, honeysuckle and wisteria. Side trails connect users to downtown areas, Hattiesburg Zoo, train depots, ballfields and other recreation areas, and the University of Southern Mississippi. A planned extension from Prentiss to Natchez will connect the area with Mississippi’s state-wide trail network.



More than 14,000 students are enrolled at Hattiesburg's public research university, known informally as Southern Miss.



The trail in downtown Hattiesburg.

In the summer of 2014, one small but mighty detail helped put the Hub City Humane Society on the map for good. “It started with a magazine my grandson gave me,” said Virginia Cheatham. “There was an ad for the PetSafe ‘Bark For Your Park’ program. We were Hattiesburg’s entry – the goal was to fund a dog park for the community.” Lamar County’s Board of Supervisors passed a unanimous resolution supporting the effort, and weeks of community voting online resulted in Hattiesburg’s selection as one of 15 finalists out of more than 1,400 cities nationwide.

After a flurry of final voting spurred on by yard signs, radio spots, social media posts by area celebrities and a video featuring former NFL quarterback Brett Favre, the campaign picked up steam. “I think the city has plenty of dog enthusiasts who will benefit greatly with a dog park,” Hattiesburg Mayor Johnny DuPree predicted.

On August 8, 2014, the efforts paid off. Hattiesburg won a \$25,000 grant, taking top honors in the contest’s large-city division. “We were so excited, we had the fence up within a week,” Virginia Cheatham recalled. Detailed planning for the facility – named the “Fields of Barktopia” by a local student – took longer; the grand opening took place on February 6, 2016. The dog park includes separate areas for dogs of different sizes, as well as water stations and gazebos. The next phase of the park’s buildout will focus on adding an agility section, landscaping, shade sails, benches and other amenities. From day one, the park has been a huge hit. About 150 people and their pets visit the facility each week.

Hub City Humane Society: *By the Numbers*

Animals taken care of annually:

2013 = 1,701
2014 = 2,523
2015 = 2,981

Employees: 4 full-time, 10 part-time

Total volunteer hours annually: 1,500

of dog park visitors each month: 600

Followers on Facebook: 13,178



Timeline of Events

<i>1972 – 1987</i>	Davis Timber company operates timber processing and wood preserving facility on site
<i>Dec. 1985</i>	Preliminary site assessment by EPA
<i>1988</i>	MDEQ issues fish advisory recommending that people not consume fish from Country Club Lake
<i>1990</i>	Davis Timber Company files for bankruptcy
<i>1990s</i>	Ownership of site property transfers to Ram Land Company
<i>May 2000</i>	Site's remedial investigations and feasibility studies start, led by EPA
<i>Jul. 2000</i>	Site placed on NPL by EPA
<i>Mar. 2001</i>	Ram Land Company administratively dissolved; Davis family inherits site property
<i>Jun. 2001</i>	MDEQ lifts fish advisory after significant decrease in dioxin levels in fish
<i>Jan. 2003</i>	ATSDR health assessment determines site poses a public health hazard
<i>2003 – 2006</i>	Site's ecological and human health risk assessments completed by EPA
<i>May 2007</i>	EPA issues site's Remedial Investigation Report
<i>Apr. 2009</i>	EPA issues site's Feasibility Study Report
<i>Jul. 2009</i>	EPA selects preferred remedy in site's Proposed Plan
<i>Sept. 2009</i>	After public comment period, EPA finalizes remedy in site's Record of Decision (ROD)
<i>2011</i>	Hub City Humane Society established
<i>Oct. 2011</i>	Construction of site's final remedy begins, funded by President's Jobs Initiative Program
<i>Aug. 2012</i>	Construction of site's final remedy completed, ahead of schedule and under budget
<i>Nov. 2012</i>	Hub City Humane Society leases site area to shelter cats and dogs, using portable structures donated by Presbyterian Christian School
<i>Dec. 2012</i>	Lamar County agrees to pay \$2,000 per month for a year to help establish shelter facilities on site
<i>Mar. 2013</i>	Hub City Humane Society facilities open on site
<i>Aug. 2014</i>	Hattiesburg receives \$25,000 from PetSafe's Bark for your Park grant program for dog park construction
<i>Mar. 2015</i>	Hub City Humane Society, Lamar County, and Chuck and Gayle Davis receive EPA Region 4's Excellence in Site Reuse award
<i>Apr. 2015</i>	MDEQ awarded EPA Region 4's Excellence in State Engagement Supporting Reuse award
<i>2015 – 2016</i>	Construction of parking lot and shelter facilities adjacent to Longleaf Trace Trail
<i>Feb. 2016</i>	Fields of Barktopia dog park opens on site

The Davis Timber Company Site: The Story in Pictures

Pre-Cleanup



Aerial view of the site during active wood-treating operations, 1977.



Abandoned materials and equipment on site, 2006.

During Cleanup



Aerial view of the site during cleanup, 2012. The Longleaf Trace trail is visible at the top of the image, extending from left to right. The black shape is the site's 3-acre impoundment area.



The site's impoundment area under construction, 2012.

In Reuse

The Hub City Humane Society Animal Shelter and Fields of Barktopia Dog Park



Davis Timber Site Redevelopment



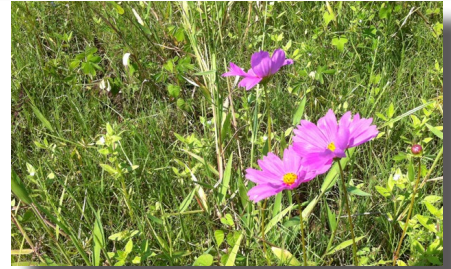
Layout of reuses at the Davis Timber Company site.



Breland Community Center



Ecological Habitat



Site Panorama



Connections to the Longleaf Trace Recreational Trail



Conclusions

Building on the Past, Looking to the Future

Today, the Hub City Humane Society collaborates with rescue and animal welfare organizations locally and nationally, and provides continued training and education for management and staff. Many dogs are transported to Philadelphia and Connecticut for adoption; the group is also considering sending dogs to adoption centers in Atlanta and New York City. Looking forward, the Humane Society's plans for the site and an adjacent 40-acre parcel include a horse shelter, programs for children to help take care of the horses and other shelter animals, and dog training programs.

Meantime, Breland Community Center is in regular use and other community collaborations are ongoing. With the popularity of the Longleaf Trace Trail leading to heavy traffic and overflow street parking on weekends, Lamar County and trail managers contacted the Humane Society in 2015. The result was a parking lot extension and pavilion that serves the dog park and the Humane Society as well as trail visitors.



Views of the Longleaf Trace Trail pavilion and parking area, located next to the Fields of Barktopia.

In celebration of the leadership of the Hub City Humane Society, Lamar County, and Chuck and Gale Davis in bringing new community resources to the Davis Timber Company site, EPA Region 4 recognized them with its Excellence in Site Reuse Award. “We’ve been here now for a number of years – over a decade – working within this community,” EPA Region 4 Superfund program director Franklin E. Hill noted at the ceremony. “It has been a pleasure to work with the community and now to see these remarkable results.”

Looking back, the project has been guided and spurred by a spirit of collaboration, coordination among local, state and federal partners, and community leadership. The outcome is the successful cleanup and reuse of the Davis Timber Company Superfund site.



The Humane Society's reuse award from EPA, with wildflowers picked on site.

- A combination of significant factors has contributed to the project's successful outcomes.
- The site owners, Lamar County and the Hub City Humane Society were engaged project partners who brought community perspectives to the table and made sure community priorities were well represented.
 - EPA and MDEQ reached out to the community and engaged them consistently during the Superfund process. The site agencies also understood the community's redevelopment priorities in the context of the site's remedy, enabling decision documents and a cleanup that reflected remedy and reuse considerations.
 - Lamar County and the Hub City Humane Society agreed to maintain site conditions and notify site agencies of any significant changes over time, supporting cleanup and reuse.
 - All parties involved were patient and flexible, recognizing that cleanup and redevelopment are complex processes reliant on available resources, multiple parties, site contamination and other factors.

Collaborative Efforts in Mississippi Recognized with State Excellence Award

In 2015, EPA Region 4 also recognized MDEQ with its Excellence in State Engagement Supporting Reuse Award.

MDEQ's collaborative efforts to support and encourage the appropriate reuse of the Davis Timber Company site and other Superfund sites across Mississippi have included a variety of approaches, including offering assistance in reuse planning processes and implementing environmental covenants.

MDEQ's efforts to develop a process and template to streamline placement of restrictive covenants on Superfund site properties in the state ensures that remedial actions remain protective as sites are returned to productive use.

Collaboration among MDEQ, EPA, site owners and communities is generating success stories and paving the way for future reuse.



MDEQ's Trey Hess (right) accepting the award from Region 4 Superfund Division Director Franklin E. Hill and Robin Richardson, EPA's Deputy Director of the Office of Superfund Remediation and Technology Innovation.

Lessons Learned

While these site-specific conditions created an ideal climate for successful reuse outcomes, a range of broader lessons learned can also help guide similar projects at contaminated lands across the country.

EPA works closely with communities, site owners and other stakeholders to support reuse outcomes that are compatible with site cleanups.

The Agency places a high priority on supporting the return of contaminated sites to productive and beneficial uses. In Hattiesburg and Lamar County, spurred by EPA's support for a reuse assessment in 2006, the community was able to work with EPA, MDEQ and the site's owners on reuse opportunities that reflected site conditions, cleanup plans and community priorities.

While EPA provides tools and resources to support Superfund reuse, communities and public- and private-sector organizations make it happen.

EPA's mission is to protect human health and the environment. EPA relies on engaged community stakeholders to bring their future land use goals and priorities to the table so that this information can be incorporated into the remedial process,

linking cleanup and redevelopment. In Hattiesburg and Lamar County, the community-based reuse assessment identified local reuse priorities, and then the site's owners worked with Lamar County and the Hub City Humane Society to make reuse happen. "To come from a time when there were fish kills to today, to be able to say this site has productive reuses that are consistent with the remedy, is really encouraging," said MDEQ's Trey Hess.

Effective reuse planning projects are inclusive, information-based and focused on targeted outcomes.

Community-based reuse planning processes can be most effective when they engage diverse stakeholders, including site owners, are based on detailed site and community information, and lead to implementable strategies and next steps.

Use social media as part of outreach efforts.

The Hub City Humane Society relies on traditional media – newspaper ads, flyers, radio spots, yard signs, mailings – to reach out to the community. However, the organization credits social media in particular with having a significant impact. "People hear from us every day," said website manager Sarah Douglas. "And we hear back from them. It's like a conversation. Even small updates make great stories."



The facility's septic tank cover was built with donated materials by a local boy scout troop.



Longleaf Trace Trail fitness station next to the site.



Ceiling murals in one of the buildings, painted by area schoolchildren.

The design of site remedies can reflect and incorporate plans for a site's reasonably anticipated future land use.

The community's reuse interests and EPA's remedial planning were able to directly inform each other at the Davis Timber Company site. EPA's site information and remedial considerations guided the types and locations of land uses that would ensure the protection of human health and the environment and the site's long-term stewardship. In turn, local interest in community land uses informed EPA's consideration of remedy components in the site's 2009 Record of Decision.

Think beyond site boundaries.

Land uses and community needs change over time. In southern Mississippi, timber operations are now part of a diverse mix of land uses, and people visit the state's piney woods to enjoy a wide range of recreation opportunities. At the Davis Timber Company site, the area's proximity to the Longleaf Trace Trail has helped make site reuses possible, attracting visitors and connecting facilities with nearby neighborhoods as well as downtown Hattiesburg.

Site owners and local governments are important stakeholders who can contribute to cleanup and reuse planning activities as well as long-term stewardship discussions.

The owners of the Davis Timber Company site property have long been supportive of site reuses, emphasizing their interest in land uses that benefit the broader community. Similarly, Lamar County has fostered reuse opportunities, acquiring part of the property for the Breland Community Center and then providing start-up funding for the Hub City Humane Society. Lamar County and the Humane Society are both also serving as long-term site stewards, mowing the grass regularly and

keeping an eye on site conditions for EPA and MDEQ. In turn, their efforts help lower site operation and maintenance costs.

Consider the long term. Be determined.

It can take many years to remediate contamination that has accumulated over decades of site activities. However, this lengthy process also provides a time window for stakeholders to build partnerships and identify resources, coordinate with EPA and state agencies, and develop a strategy for returning a site to use while protecting future users. The site's owners worked with site agencies, local government and community groups such as the Hub City Humane Society for almost a decade to put in place the pieces needed to make site reuses a reality. "It's important not to get discouraged, to keep on keeping on," said Virginia Cheatham. "Everything's not always going to be perfect, but when you have people coming together and ideas flying around, good things are eventually going to happen." Brenda Sumrall agreed. "I would offer the advice of patience and lots of communication, especially in the beginning," she noted.



EPA and Reuse: Lessons Learned

Since the inception of the Superfund program, the EPA has been building on its expertise in conducting site characterization and remediation to ensure that contamination is not a barrier to the reuse of property. Today, consideration of future use is an integral part of the EPA's cleanup programs from initial site investigations and remedy selection through to the design, implementation, and operation and maintenance of a site's remedy.

"For more than two decades, EPA has worked with diverse stakeholders to make sure reuse considerations are taken into account during the cleanup process," reflected Melissa Friedland, EPA's Superfund program manager for redevelopment. "Superfund cleanups can be creative and flexible in allowing for future site uses, but that information needs to be plugged in early to be as effective as possible."

EPA also works with site stakeholders to consider how future land use considerations can inform the implementation and long-term stewardship of site remedies as well as cleanup planning. At some sites, for example, reuse considerations can inform the future location of ground water monitoring wells and other operation and maintenance equipment that might inadvertently hinder redevelopment efforts. At other sites, detailed site reuse plans have provided additional benefits that save time and reduce redevelopment costs. For example, future infrastructure corridors or building footers can be installed in coordination with site cleanup activities.

Finding a Good Home: Community Benefits for People and Pets

THE DAVIS TIMBER COMPANY SUPERFUND SITE IN LAMAR COUNTY, MISSISSIPPI

Sources and Resources

Sources

Images and maps for this case study are from EPA Region 4, MDEQ, the Hub City Humane Society, Lamar County and site visits.

Map Sources

Maps for this case study were created with data from Esri, DeLorme, AND, Tele Atlas, First American, UNEP-WCMC and USGS.

Resources

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Longleaf Trace Trail:
www.longleaftrace.org

EPA Superfund Redevelopment Initiative:
www.epa.gov/superfund-redevelopment-initiative

PetSafe “Bark For Your Park” program:
www.petsafe.net/barkforyourpark

MDEQ:
www.deq.state.ms.us

CERCLA liability and local government acquisitions:
www2.epa.gov/enforcement/state-and-local-government-activities-and-liability-protections

Hub City Humane Society:
www.hubcityhumanesociety.org

2002 Brownfields Revitalization Act and BFPP information:
www.epa.gov/enforcement/brownfields-and-land-revitalization-cleanup-enforcement

Lamar County, Mississippi:
www.lamarcounty.com

Environmental insurance information:
www2.epa.gov/brownfields/brownfields-environmental-insurance-helps-ensure-redevelopment

City of Hattiesburg, Mississippi:
www.hattiesburgms.com



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December 2016