



Sites Ready for Reuse

Escambia County Mixed-Use Property

5800 Saufley Pines Road, Pensacola, Florida 32526



Images from left to right: Pond, driveway leading to main access gate, and capped and vegetated open space on site.

Site Name: Pioneer Sand Company Superfund Site

Size: 11 acres

Existing Site Infrastructure: All major utilities are available next to the site.

Readiness for Reuse: The site can support recreational and ecological uses.

Use Restrictions: A conservation easement prohibits uses and activities that could impact the site's remedy or create new exposure pathways.

SETTING:

- The site is located in a “Waste Land and Low-Density Residential” zoning district.
- Surrounding land uses include homes and commercial uses (north, east and south) and undeveloped woodlands (west). These uses are part of a high-density residential and commercial district. Saufley Field, an active U.S. Navy airfield, is located about 1,000 feet northwest of the site.
- The site is vacant and fenced. No structures are located on site. A pond is located in the southeast corner of the site.
- A driveway off Saufley Field Road provides access to the area.
- Surrounding population: 0.5 mile, 1,395 people | 2.5 miles, 20,612 people | 4 miles, 54,478 people.

REMEDIAL STATUS:

- A sand quarry and a disposal area for industrial and chemical waste operated on site.
- Cleanup included collection and stabilization of contaminated sludge and soil, placement of

contaminated materials under a landfill cap, fencing, groundwater monitoring, leachate collection, and methane gas ventilation.

- Construction of the remedy is complete. EPA took the site off the Superfund program's National Priorities List in 1993. The site met EPA's Sitewide Ready for Anticipated Use performance measure in 2006.

REUSE OPPORTUNITIES/ CONSIDERATIONS

Escambia County plans to rezone the site as part of a larger “Mixed-Use Suburban” district. The goal is to support infill development in the area by 2030.

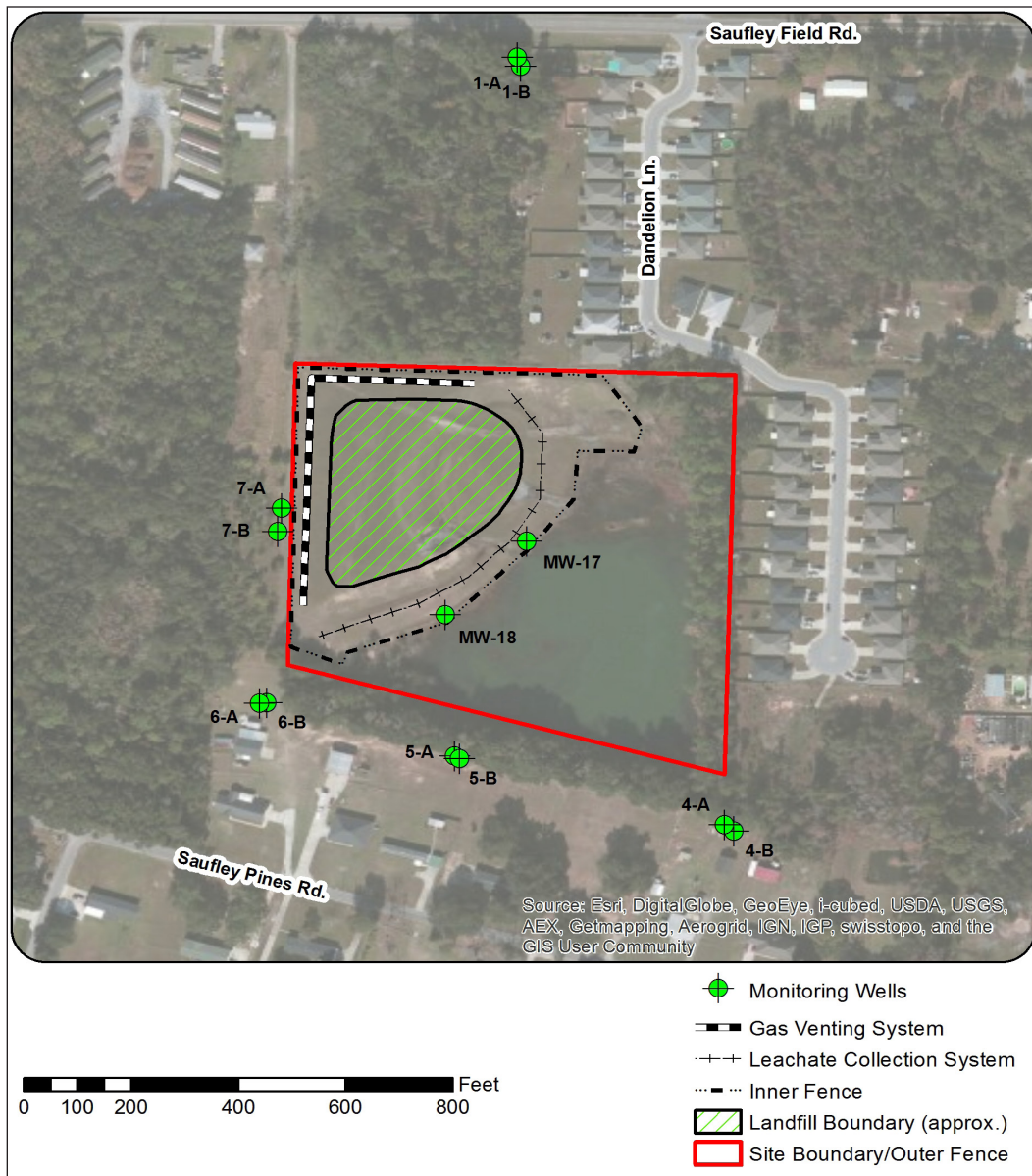


Looking east at on-site dirt piles and pit.

The site's remedy is compatible with reuse. Reuse opportunities could include a dog park, open space and a stormwater retention pond. Filling in the site pond could provide space for athletic fields or a larger park.

Any activities that impact the landfill cap or monitoring wells are prohibited. Agricultural uses, waste storage, and the construction of groundwater wells, homes, schools, churches, businesses and warehouses are also prohibited. Site users may not make stormwater drainage alterations that negatively impact the landfill cap or increase erosion.

The site's conservation easement transfers with property ownership. Parties interested in acquiring or redeveloping Superfund sites often seek to qualify as bona fide prospective purchasers. EPA Region 4 assists qualified prospective owners and developers with this effort, coordinating with state agencies, local governments and site owners. EPA Region 4 will also coordinate with all parties to make sure that reuse plans are compatible with the site's remedy.



Site map.

FOR MORE INFORMATION, PLEASE CONTACT:

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Site Summary: www.epa.gov/superfund/pioneer-sand-company

Disclaimer: EPA does not warrant that the property is suitable for any particular use. Prospective purchasers must contact the property owner for sale potential.