



EPA'S SUPERFUND PROGRAM

is committed to helping restore contaminated sites as valued assets. Looking to the future at Superfund sites leads to remarkable results. Considering reuse engages communities, protects remedies, encourages investment, expedites cleanups, and provides environmental benefits...

This fact sheet shares four keys to success for Superfund Redevelopment projects.

Superfund Redevelopment *in Action*

New Infrastructure in Texas City, Texas

Oil storage facilities opened at the Tex-Tin Corp. site in May 2017. Genesis Energy invested over \$100 million to build the terminal and associated infrastructure at this former smelter.



New Commercial Development in Medley, Florida

In addition to trucking operations, the Pepper Steel & Alloys, Inc. site is now home to SeaVee Boats' manufacturing and sales facility.



New Energy Facilities in Concord, Massachusetts

Local government leadership made possible a 4.5-megawatt solar array that powers 625 homes. The facility at the W.R. Grace & Co., Inc. site, a former manufacturing facility, opened in 2017. Next up: a school bus depot and wastewater treatment facility.



Superfund Redevelopment Planning: *Four Keys to Success*

- Engaging Stakeholders
- Building Capacities
- Analyzing Information, Developing Plans
- Facilitating Partnerships, Making Projects Happen

... AND THESE BENEFITS MATTER.

Across the country, hundreds of sites now host parks, businesses, energy facilities, wildlife habitat, neighborhoods and farms.

A concert at Cascades Park, at the Cascade Park Gasification Plant Superfund site in Florida. Cleanup made possible a remarkable facility that brings together arts, entertainment, education, history and wellness. Source: City of Tallahassee



Superfund Redevelopment Planning: *Four Keys to Success*

Engaging Stakeholders



Effective engagement is the foundation of successful redevelopment planning projects. Consideration of a site's future land use provides a fresh, innovative way to bring together diverse stakeholders. It realigns the incentives of all involved parties to support cleanup, encourages investment, and promotes the revitalization of properties across the country.

Stakeholder engagement also helps establish reasonable reuse and remediation expectations for sites and builds and strengthens partnerships.

Activities range from initial assessments to engagement opportunities that enable parties to identify shared interests and collaborate with each other.

What Is Redevelopment Planning?

This innovative evaluates redevelopment options for Superfund sites and makes sure remedies and future uses are compatible. It also helps remove barriers that have kept areas vacant or underused for decades.

Redevelopment planning projects bring people together to address environmental and economic priorities and produce positive solutions for the future.



Building Capacities

EPA's online resources provide millions of Americans with access to current information on the Agency's work to protect public health and the environment.

EPA's Superfund Redevelopment resources, tools and trainings help build stakeholder and community capacities. During redevelopment planning projects and other efforts, people can learn about key findings and lessons learned from similar projects nationwide and leverage this information to pursue redevelopment opportunities.

For example, stigma and liability issues have been particular challenges for many communities. Today, thanks to Bona Fide Prospective Purchaser Status, environmental insurance and EPA tools such as comfort/status letters and Ready for Reuse Determinations, established tools are available to address these issues.

Links to these resources and tools are available from EPA's [Superfund Redevelopment Initiative](#). Information is also available from Superfund Redevelopment Coordinators in each EPA Region as well as EPA site teams. Please see the Getting Started section for more information.



Analyzing Information, Developing Plans

Effective redevelopment planning relies on strategic analysis of site and community information.

- **Site Analysis:** cleanup considerations are analyzed alongside physical site characteristics such as steep slopes and wetlands. These analyses identify land uses that are feasible and well-suited to site conditions.
- **Community Analysis:** Superfund sites are part of a larger economic, environmental and community context. These analyses identify land uses supported by site stakeholders that reflect local and regional land use trends as well as priority community needs.

These projects often include stakeholder interviews, collaborative meetings and ongoing coordination. The projects result in redevelopment plans that identify specific opportunities and key considerations for site areas. At some sites, uses can be phased in over time, as cleanup milestones are achieved.

Facilitating Partnerships, Making Projects Happen



Site redevelopment priorities have been identified, remedies are compatible with proposed reuses, and parties are discussing how to make redevelopment happen. It is an exciting and challenging time.

For redevelopment planning projects to reach the finish line, implementation strategies must be feasible, targeted and rely on strong partnerships, building on the continued involvement of project stakeholders. There are many moving parts to manage and parties with multiple responsibilities – no one can go it alone.

- For EPA, key implementation responsibilities may include guiding the analysis and selection of appropriate institutional controls and ensuring a site's long-term stewardship. Project partners such as local governments may be willing to serve as site stewards.
- For communities and other parties, key implementation responsibilities may include addressing site ownership considerations, updating local planning and regulatory tools and incentives, and identifying technical assistance that will support a site's return to use.

All parties are responsible for working together to establish coordinated goal and timeline schedules, achieve shared project milestones, and address outstanding site-related issues. Flexibility and creativity are all-important at this stage.

Best of all, successful partnerships and implementation strategies lead to major milestones and make Superfund Redevelopment a reality – from vibrant mixed-use projects that will spark job growth and generate tax revenues to new community parks to local government complexes that provide vital public services.



Getting Started

EPA supports all of the redevelopment planning activities described in this fact sheet. At Headquarters, EPA has created the Superfund Redevelopment Initiative (SRI) to support communities' efforts to return Superfund sites to safe and productive use.

SRI supports partnership opportunities and provides a range of tools and information resources for both EPA staff and community stakeholders interested in Superfund site reuse. In each EPA Region, information is also available from Superfund Redevelopment Coordinators as well as EPA site teams.

SUPERFUND REDEVELOPMENT RESOURCES

EPA HEADQUARTERS

www.epa.gov/superfund-redevelopment-initiative

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EPA REGIONS

www.epa.gov/superfund-redevelopment-initiative/regional-redevelopment-contacts



United States
Environmental Protection
Agency

Office of Land and Emergency Management
Superfund Redevelopment Initiative

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