



Sites in Reuse

Cascade Park Gasification Plant Site

Intersection of Gadsden Street and Bloxham Street, Tallahassee, Florida 32301



Images from left to right: Waterfall and stormwater system, the Capital City Amphitheater (city of Tallahassee), and during the cleanup process in 2006.

Site Size: 10 acres

Current Site Uses: Recreation and open space

In Florida's capital city, cleanup of the Cascade Park Gasification Plant Superfund site and adjacent properties has made possible a remarkable facility that brings together arts, entertainment, education, history and wellness. Now known as "Cascades Park," this former industrial area serves as a stormwater facility that doubles as an urban community park. The 26-acre park includes an amphitheater, play areas, water fountains, plazas, open space, commemoration areas and trails. EPA worked with local and state partners to support the site's reuse and ensure the protectiveness and long-term stewardship of the site's remedy.

LOOKING BACK, LOOKING FORWARD: THE REUSE PLANNING PROCESS

From the early 1900s until the mid-1950s, the city of Tallahassee operated a manufactured gas plant (MGP) on the site's southeastern edge, near the intersection of Gadsden and Bloxham Streets. The plant converted coal into gas to offer as lighting and heating fuel for the City's residents. Operations released waste products at the site, and deposited municipal solid wastes in a city-owned landfill on the southern portion of the site. Industrial MGP operations ended at the Cascade Park site in the 1950s.

Historically, the northwestern portion of the Cascade Park site was used for recreation. In 1926, Centennial Field athletic park was built to celebrate Tallahassee's 100th anniversary. Over the years, Centennial Field hosted

little league baseball and football teams, a minor league baseball franchise, and various Florida State University teams. After Centennial Field closed in 1975, the site was vacant for decades.

Industrial MGP operations resulted in widespread soil, sediment and groundwater contamination. EPA did not list the site on the National Priorities List (NPL) but considers it an NPL-caliber site and is addressing the site through the Superfund Alternative Approach. Cleanup activities included excavation of contaminated soils, capping of the landfill portion of the site and monitoring contaminated groundwater.

Cleanup plans also integrated remedy and reuse. The excavation of contaminated soils provided the foundation for infrastructure improvements. Today, project goals – the protection of public health and the environment, park development, and improvement of the city's stormwater management system – have been achieved. Cascades Park is the centerpiece of a city-wide system of trails and green space and will help catalyze new investment in Tallahassee.

The remediation of the Cascade Park Gasification Plant Superfund site is a key part of an ecological and cultural heritage planning effort in Florida's capital city. With ongoing coordination and support for site remediation from EPA Region 4, the city of Tallahassee, Leon County and Blueprint 2000, a local, taxpayer-funded intergovernmental agency, community stakeholders

successfully developed plans for Cascades Park. In 2008, EPA Region 4 recognized these efforts with its Excellence in Site Reuse Award, an honor given to those who go above and beyond in Superfund site redevelopment efforts. Park construction began with a groundbreaking ceremony in April 2010. In March 2014, about 1,000 people attended the park's official opening.

Today, Cascades Park is a thriving community resource in central downtown Tallahassee. The park includes a 2.3 mile multi-use trail, amphitheater, interactive water fountain, children's play area, Smokey Hollow Commemoration. Park planning included Superfund site cleanup and green infrastructure planning and helped to bring about three key outcomes at the Cascade Park site. These three outcomes are: the protection of human health and the environment, the development of a recreational park system and the improvement of the City's stormwater management system.

Cascades Park was designed to flood, helping the City of Tallahassee meet its stormwater requirements, improve water quality and help protect residents from flooding. The park is designed to flood during major storm events. Excess flood waters travel into a large underground channel and flow into Boca Chuba Pond on the site to protect nearby restored stream and to minimize the impact to the park and visitors.

Cascades Park serves as a hub for entertainment in the community. The Capital City Amphitheater features a canopied 80 feet by 55 feet stage, visible from all parts of the park. Imagination Fountain attracts children with a water play area and a night time light and sound show featuring Kool and The Gang and Ray Charles, who once lived in Tallahassee. Children also have access to a multi-sensory play area with climbing areas and a butterfly garden.

The park celebrates local history. The Prime Meridian Marker was originally set in 1824 and is the first boundary of Tallahassee and the jumping point for all other land boundaries in the state. The Smokey Hollow



Children playing in Imagination Fountain (city of Tallahassee).

Commemoration stands in remembrance of the African American community that lived in the area after being displaced during segregation and came together as a community. The commemoration includes the John G. Riley Museum, a pavilion, community and heritage gardens, interpretive panels, and spirit houses, which represent the shotgun house that was one of the housing types found in the neighborhood.

The Cascade Park site will become a part of a larger public park system. A group of stakeholders working with Blueprint 2000 have completed a design for the Capital Cascade Trail Master Plan. The plan proposes a city-wide system of recreation trails and parks, including public meeting places, recreation areas and preservation areas along parts of the St. Augustine Branch stream. Construction of Cascade Park was part of this plan and as the trails system is built, people will be able to walk or bike from Tallahassee to the Gulf Coast.

FOR MORE INFORMATION, PLEASE CONTACT:

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Site Summary: www.epa.gov/superfund/cascade-park-gasification-plant

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