

## Superfund Redevelopment: An Overview

### What is the Superfund Redevelopment Initiative (SRI)?

EPA has set a national goal of returning formerly contaminated lands to long-term sustainable and productive reuse. In 1999, EPA launched the Superfund Redevelopment Initiative. SRI is a nationally coordinated program that offers guidance, tools and services to help communities overcome obstacles to use at Superfund sites. Since its inception, SRI has helped communities reclaim thousands of acres of formerly contaminated land for commercial, industrial, residential, recreational and ecological uses. Today, there are more than 800 federal and non-federal Superfund sites in new and continued use.

### Why plan for Superfund redevelopment?

Planning for redevelopment at Superfund sites provides multiple benefits:

- Community revitalization with jobs, retail amenities and housing.
- Recreation and open space, including sports fields, parks, habitat and trails.
- Site stewardship, including long-term remedy protectiveness.
- Reduction in stigma associated with formerly contaminated sites.

### How does redevelopment planning fit with the cleanup process?

Reuse planning supports redevelopment throughout the cleanup process by:

- Investing resources in sites with redevelopment potential.
- Publicizing site information to promote community revitalization.
- Building stakeholder capacity regarding the economic redevelopment context.
- Engaging communities in cleanup and redevelopment.
- Replicating Superfund redevelopment success by sharing national models.
- Supporting community visioning, revitalization and redevelopment.
- Facilitating public/private partnerships.

Planning for the future use of a site during the cleanup process can ensure the remedy selected will support future uses by considering anticipated future land use during the baseline risk assessment, remedy selection and remedy design, and phasing. Once cleanup is complete at a Superfund site, reuse planning can assist in removing unnecessary barriers to redevelopment.

### How can communities obtain redevelopment planning services?

Each year, SRI sets aside a limited number of resources to provide in-kind redevelopment planning services through the assistance of a national contractor with expertise in the redevelopment of contaminated sites. EPA Regions may also be able to provide resources. The program does not provide funding for environmental assessments, cleanup or redevelopment. Contact your Region's Superfund Redevelopment Coordinator for more information.



### What are Regional Seeds?

Regional seeds are resources provided by SRI to communities at the request of EPA regional staff.

Regional seeds provide an important catalyst for communities to begin the process of returning Superfund sites to productive use.

Many sites that have reuse potential are vacant and abandoned due to a lack of knowledge about remedy components, the range of potential future uses and the key steps and players needed to transform a site.

The seed concept provides an initial investment to bring stakeholders to the table, clarify remedy constraints and identify feasible reuse options.

Once the reuse planning process gains momentum, communities can leverage the initial regional seed investment with local resources to continue the process of returning the Superfund site to productive use.

For more information, visit:

<https://www.epa.gov/superfund-redevelopment-initiative>

## Redevelopment Planning Services

### The Situation Assessment

**Purpose:** Gather preliminary information to determine initial site redevelopment potential and identify further planning assistance that may add value.

**Activities:** Typically includes visiting the site and community; convening key players, including EPA, the State, tribes, local governments, site owners and community representatives; stakeholder interviews to identify redevelopment goals and considerations; and a preliminary review of site documents and planning materials.

**Outcome:** A report that outlines preliminary reuse considerations and recommendations for follow-on redevelopment planning activities.

### A Redevelopment Assessment

**Purpose:** Determine suitable potential future uses for a site to inform the cleanup process and local planning efforts.

**Activities:** Typically includes refining future use goals in discussion with site owners, local governments and the community; conducting an analysis of the site and its surroundings to evaluate the suitability of potential future uses; integrating the redevelopment goals and site analysis into a framework that outlines potential suitable uses; and sharing materials with stakeholders for review and input.

**Outcome:** A final report summarizing redevelopment goals, the site analysis, the redevelopment framework, remedy considerations and recommended next steps.

### A Redevelopment Plan

**Purpose:** Outline specific locations and uses for a site based on additional stakeholder discussion and analysis.

**Activities:** This phase may include developing several scenarios or outlining more detailed considerations for a single scenario for stakeholder review.

**Outcome:** A final report summarizing redevelopment goals, the site analysis, the redevelopment plan or scenarios, remedy and redevelopment considerations, and recommended next steps.

### Community Engagement

Community engagement is an integral part of each phase of the redevelopment planning process. It can range in scope from contacting key stakeholders to forming and facilitating an advisory committee to hosting a public open house to gather stakeholder input.

### Implementation Tools

EPA offers a wide range of additional tools to help communities return sites to productive use. These tools include case studies, technical reports, comfort letters and environmental status reports called Ready for Reuse Determinations.



### Benefits of Redevelopment Planning

- Improve relations among stakeholders by identifying common goals, clarifying responsibilities and establishing productive partnerships.
- Ensure the protectiveness of each site by evaluating the compatibility of the desired future use with the remedy.
- Foster the long-term stewardship of the site by resolving ownership and maintenance responsibilities, and supporting an invested community.
- Reduce site stigma by informing community members of the site's status and removing potential barriers to reuse.
- Potentially reduce costs by tailoring remedy design and maintenance to fit long-term stewardship goals.
- Provide jobs, shopping areas, office space, recreation facilities, public services and other community amenities.

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