Reuse Assessment Purpose

Identify future use goals and a set of prioritized reuse options suitable for Agriculture Street Landfill Operable Unit 1 (OU 1).
Overview

• Background and Site Conditions
• Site Planning Context
• Reuse Considerations
• Tools for Superfund Redevelopment
• Examples of Successful Redevelopment on Landfill Sites
Background and Site Context
Site Location

- The 95-acre site is located in eastern New Orleans.
- The site is bounded on the north by Higgins Boulevard, on the northwest by Almonaster Blvd., and on the south and west by the Southern Railroad rights-of-way.
## History of Site Land Use

<table>
<thead>
<tr>
<th>Date</th>
<th>Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>1909 to 1950s</td>
<td>Site used as a municipal landfill for the City of New Orleans.</td>
</tr>
<tr>
<td>1965</td>
<td>Landfill reopened as burning and disposal area for Hurricane Betsy debris.</td>
</tr>
<tr>
<td>1970s to 1980s</td>
<td>47 acres developed as single-family and multi-family residences, retail businesses, an elementary school, a community center and a recreation center.</td>
</tr>
<tr>
<td>1993</td>
<td>Lawsuit filed by private property owners regarding lack of landfill and settlement disclosure. Litigation still pending. EPA is not a party to the lawsuit.</td>
</tr>
<tr>
<td>1994</td>
<td>Moton School closes due to structural concerns.</td>
</tr>
</tbody>
</table>
# Site Remedial History

<table>
<thead>
<tr>
<th>Date</th>
<th>Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>1986</td>
<td>EPA completed a site investigation.</td>
</tr>
<tr>
<td>1993</td>
<td>EPA initiated an Expanded Site Investigation.</td>
</tr>
<tr>
<td>1994</td>
<td>Site listed on National Priorities List.</td>
</tr>
<tr>
<td>1997</td>
<td>Removal/Remedial Action - Removal and/or capping of contaminated soil for Operable Units 1, 2 and 3.</td>
</tr>
<tr>
<td>1997</td>
<td>Record of Decision Signed for OU4 and OU5. No action required due to lack of risk to human health.</td>
</tr>
<tr>
<td>2000</td>
<td>OUs 4 and 5 Deleted From the National Priorities List</td>
</tr>
<tr>
<td>2002</td>
<td>Record of Decision Signed for OU1, OU2 and OU3 EPA anticipates deleting OU1, 2 and 3 from the NPL in 2014-2015.</td>
</tr>
<tr>
<td>2008</td>
<td>Consent Decree lodged with the court to protect the site remedy and specify site use and activity restrictions.</td>
</tr>
</tbody>
</table>
• **OU1**: Removal, grading and placement of 12 inches of soil.

• **OU 2 and OU 3**: Removal of top 24 inches of existing soil and waste material on the residential properties and community center, and backfilling the excavated areas with 24 inches of clean fill and vegetation.

• **OU3**: Playground equipment was removed to address contaminated area and new equipment was installed.

• **OU4 and OU5**: No action required because there was no risk to human health or the environment.
Remedy Considerations

- Any excavation below 2 feet or filter fabric marker will require coordination with the City to follow proper protocol.

- Future use plans should be coordinated closely with EPA Region 6 to ensure consistency with any use restrictions.
Depth of Waste

- Depth of waste ranges from 5 to 15 feet.
- Settlement may occur over time.
• Much of the site is City owned and is shown in light blue, located mostly on the west side of the site boundary (dashed line).
• Demolition on parcels owned by HANO is underway.
• School Board has listed property as surplus land and is interested in selling.
• Private development consists of a shopping center, apartments and 67 single family dwellings.
Vacant Properties

- Much of the site is also vacant except for the private residential properties in the center.
City-Owned Vacant Property (OU 1)

- Approximately 48 acres of undeveloped land
- Owned by City of New Orleans
- The U.S. Army Corps of Engineers plans to use southwest corner as a staging area during canal drainage project.
Gordon Plaza Subdivision
- active residential community
- 67 single-family homes
- several vacant homes (damaged by Katrina)

Gordon Plaza Shopping Center and Apartments
- Privately owned
- Vacant (damaged by Katrina)

These areas are not currently available for redevelopment due to ownership and lawsuit.
Press Park (OU 2 – OU 3)

Press Park and Press Court Apartments
- Owned by Housing Authority of New Orleans and private owners (HANO)
- vacant (damaged by Katrina)

Shirley Jefferson Community Center
- Owned by Press Park Townhouse Association
- vacant (damaged by Katrina)

These areas are not currently available for redevelopment due to ownership and lawsuit.
Moton Elementary School
• Owned by Orleans Parish School Board
• Closed in 1994
• School Board has declared property as surplus land and may be available for purchase and redevelopment

Mugrauer Park
• Playground and maintained open space
• The Center is closed
Site Planning Context
Site Access

• Improved access with good visibility could be created off of Almonaster Blvd.

Existing access points
Potential access points
Site Infrastructure

- Convenient highway access (I-10)
- Adjacent rail line
- Planned flood improvements via Florida Canal project
- Adjacent electrical substation *
The majority of the site and surrounding area is zoned two-family and multi-family residential.

Includes several neighborhood business districts.

Commercial north of US-10 contains restaurants, retail stores and grocery stores.

Surrounded on east and west by light industrial.

Heavy industry blocks resident access to the Inner Harbor Navigation Canal.
Reuse Considerations
Reuse Opportunities

- Nearby residential areas could benefit from additional neighborhood amenities, services or open space that complement on-going revitalization efforts.
- Potential for light industrial uses with enhanced access and good visibility from Almonaster Blvd.
- Opportunity to integrate larger scale open space and flood control.
- Potential to coordinate larger future use vision across publicly owned property.
Reuse Opportunities

New Orleans Business Alliance sees potential for light industrial / manufacturing based on site’s assets:

- Good access and visibility from major roads
- Adjacent electrical substation
- Large amount of contiguous land for urban infill development
- Proximity to rail and highway
- Canal infrastructure improvements
- Proximity to community college and skilled work force
Reuse Considerations

• City is interested in selling the property for private light industrial development or other suitable use.

• Future uses must be compatible with the remedy and consent decree which specifies that the cover must be maintained.

• Reuse may need to mitigate for differential settlement over time.

• Engaging nearby residents and property owners will help build support for future use.

• Development, planning and permitting may gain more support once litigation is resolved.
Reuse Suitability Zones

Zone A: City Owned Undeveloped
- Currently available for purchase and redevelopment

Zone B: HANO / Privately Owned Vacant
- Currently not available at this time

Zone C: School Board Owned Vacant
- Surplus land and might be available for purchase

Zone D: Privately Owned Vacant
- Future use plans unknown

Existing access points

Potential access points
Tools for Superfund Redevelopment
EPA can provide prospective purchasers a range of tools to support reuse and redevelopment at the Agriculture Street Landfill Superfund site, such as:

- Ready for Reuse Determination
- Delisting from National Priorities List
- Comfort Letter
- Return to Use Demonstration Projects
Ready for Reuse Determinations

EPA can provide potential users of the Agriculture Street Landfill Superfund site with an environmental status report that documents a technical determination by EPA that all or a portion of a site can support specified types of uses and remain protective of human health and the environment.
Comfort Letter

- EPA can issue a site status letter (or comfort letter) for the Agriculture Street Landfill Superfund site which conveys a brief site history, any site constraints or continuing obligations, information on CERCLA liability, and appropriate reuse and redevelopment.

- A comfort letter can provide reassurance to a potential lender, developer or lessee interested in purchasing or redeveloping the site.
Return to Use Demonstration Project Factsheets

Demonstration project factsheets provide valuable lessons about the barriers to reuse that might arise at Superfund sites and the tools and resources available to address them.

http://www.epa.gov/superfund/programs/recycle/activities/rtudemos.html

Excerpt of factsheet for a Superfund site in Louisiana
Successful Landfill Redevelopment
Here’s an example of a 38 acre landfill developed as a parking facility for municipal vehicles.

To view this and other Superfund reuse examples, visit: http://www.epa.gov/superfund/programs/recycle/pdf/sribrochure2013.pdf

This former landfill occupies about 38 acres; people disposed of waste there from 1933 until 1975. A site inspection in 1982 found that former landfill practices had contaminated site soil and ground water and had created the potential for exposure to landfill gas. The EPA added the site to the NPL in 1983. The cleanup included putting in a ventilation trench to prevent potential gas vapor migration from the landfill as well as a cap to contain buried wastes. Following the cleanup, the EPA deleted the site from the NPL in 2005 and the Town of Oyster Bay returned the site to productive use. Parking areas for the town’s highway division sanitation vehicles as well as storage facilities for salt and equipment are now located on the site. In 2009, the town received American Recovery and Reinvestment Act funds through the U.S. Department of Energy Clean Cities Alternative Fuel and Advanced Technology Vehicles Pilot Program to build a compressed natural gas fueling facility station at the site and to convert 44 sanitation trucks from diesel fuel to compressed natural gas. The town completed the facility in 2011. The EPA estimates that the converted, clean-burning trucks will reduce the town’s petroleum use by 264,000 gallons a year, saving money and lowering the fleet’s greenhouse gas emissions.

After: Local government service facilities for the community of Oyster Bay. The Department of Public Works uses a portion of the site to park sanitation vehicles (top) and the Town’s Separate Oyster Bay’s Recyclables Today (SORT) recycling trucks fuel up at compressed natural gas slow fill terminals (bottom).
Successful Landfill Redevelopment

A portion of this landfill in SC was redeveloped as a golf practice facility.

This former municipal landfill accepted waste from the 1940s until 1988. Site dumping practices resulted in ground water contamination and the EPA placed the site on the NPL in 1989. With future reuse opportunities in mind, Lexington County decided to lead and fund site cleanup activities. More than 30,000 cubic yards of recycled tires are part of the site’s landfill cap. The site’s irrigation system uses treated ground water to help maintain grasses and golf facilities on site. The local government also located a recycling center on site and collaborated with site agencies and the University of South Carolina (USC) to redevelop the northern part of the site into “The Coop,” a top-of-the-line, 9-acre golf practice facility for the university’s golf teams. EPA Region 4 awarded Lexington County the Region 4 “Excellence in Site Reuse” award in recognition of the County’s extraordinary efforts to build partnerships with local businesses, explore green remediation options and conduct cleanup in a way that would facilitate the safe and appropriate reuse of this site.

To view this and other Superfund reuse examples, visit:

Before: Former landfill. Dumping of municipal wastes also occurred at three areas of the site (above).

After: During the cleanup, Lexington County explored innovative and green remedial techniques; the County used 30,000 cubic yards of recycled tires to help construct the site cover (top). The EPA, State of South Carolina, Lexington County, Richardson Smith Gardner and Associates, Inc. and USC worked together to redevelop the northern area of the site into a golf practice facility (bottom).
Successful Landfill Redevelopment

24,414 PV solar panels installed on a 42-acre landfill in Brick Township, NJ. Estimated annual production is 7,400 MWh.

View the archived webinar to learn more about this site at: http://www.clu-in.org/conf/tio/sri_071614/
EPA’s Superfund Redevelopment Initiative (SRI) provides a range of information on successful Superfund redevelopment from around the country, including:

- Browse successful reuse examples by type of reuse or geographic location at: http://www.epa.gov/superfund/programs/recycle/live/index.html

- Browse in-depth case studies to see what strategies worked and how communities created new reuse outcomes at: http://www.epa.gov/superfund/programs/recycle/tools/casestudies.html

Superfund Redevelopment Initiative

Agriculture Street Landfill Site Reuse Assessment
Contact Information

For additional information regarding the Agriculture Street Landfill Site, please contact:

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Or visit: www.epa.gov/superfund/programs/recycle/index.html