



Superfund Reuse: Bringing New Opportunities to Communities

April 2013

Superfund Redevelopment Initiative

Office of Superfund Remediation
and Technology Innovation



On the Cover



Chevron Questa Mine site - Questa, New Mexico (Region 6)

Officials break ground at the May 2010 opening ceremony for a concentrating photovoltaic (CPV) facility at the Chevron Questa Mine site. The facility's 175 solar panels produce up to one megawatt of energy, enough to power 500 to 600 homes. The facility has been running since February 2011. It is the largest CPV facility in the United States, providing clean renewable power as well as new jobs in the region.



Kerr-McGee Reed-Keppler Park - West Chicago, Illinois (Region 5)

The redeveloped Reed-Keppler Park features sports fields, a skateboard park, playgrounds, a concession stand and pavilions, a 25-acre nature sanctuary, a dog park, and parking. It is also home to the West Chicago Park District Wildcat Youth Football League. Collaboration between the EPA and stakeholders has resulted in the site's successful cleanup and recreational reuse.



South Point Plant - South Point, Ohio (Region 5)

Thanks to the Lawrence Economic Development Corporation (LEDC), local governments and the EPA, the South Point Plant Superfund site is now The Point, a business park employing more than 300 people. The EPA worked closely with LEDC throughout cleanup to support reuse opportunities; today, The Point is home to more than 10 businesses and provides over \$12.2 million in annual income to employees.



Midvale Slag - Midvale, Utah (Region 8)

The Midvale Slag site is now Bingham Junction, a thriving mixed-use development envisioned by the community. The outcomes are striking: about 800 jobs, \$1.8 million in annual property tax revenues and a \$145 million increase in the value of the site property. Sections of Bingham Junction's Riverwalk Park have opened and a new Utah Transit Authority light rail station provides fast service for commuters and residents.



Palmerton Zinc Pile - Palmerton, Pennsylvania (Region 3)

The Lehigh Gap Nature Center (LGNC) purchased over 750 acres of site property and opened the Lehigh Gap Wildlife Refuge. Ecological restoration and revitalization using custom soil amendments and native seed blends has led the way to reuse. LGNC provides environmental education programs, hosts wildlife viewing and native habitat restoration research, and provides access to extensive trails for hikers, birders and outdoor enthusiasts.

The Superfund Redevelopment Initiative

The Superfund Redevelopment Initiative (SRI) helps communities reclaim cleaned up Superfund sites, integrating reuse into the cleanup process to pave the way for safe reuse and to remove barriers that have kept many sites vacant and underused for decades.

The consideration of future land use is an integral part of the Superfund process – from remedy selection to the long-term monitoring and stewardship of sites after cleanup. SRI upholds this critical activity.

The reuse potential of Superfund sites after cleanup varies widely. Today, sites in reuse support virtually every type of land use, from residential, commercial and industrial uses to parks, farmland and public facilities.

Reused sites provide economic, environmental and social benefits. Each site can serve as a catalyst that revitalizes an economically depressed area and helps to strengthen a community.

SRI supports the safe reuse of sites as an integral part of the EPA's mission to support healthy communities and advance environmental protection. Most sites can be reused and become valuable community assets.



Benfield Industries Hazelwood, North Carolina (Region 4)

Benfield Industries started mixing, packaging and storing bulk organic and inorganic chemicals at this site in 1976. Today, an expanded facility for Haywood Vocational Opportunities (HVO), the largest manufacturer of custom medical drapes in the United States, is located on site. The company provides vocational training and employment opportunities to people with disabilities. The EPA worked closely with HVO during the property's purchase and reuse planning, enabling the company to build its new manufacturing and training facilities. In 2011, the HVO facility employed 490 people and had trained 1,440 people.

Reclaiming Opportunity



Fruit Avenue Plume Albuquerque, New Mexico (Region 6)

Redevelopment at the Fruit Avenue Plume site in Albuquerque, New Mexico, is contributing to the economic revitalization of this historic area. A new sustainable and affordable apartment complex earned a high Energy Star rating for energy efficiency (top). It also offers on-site job training in a coffee shop to help once-homeless community members reenter the job market (bottom).

The Superfund Program

Superfund is the federal program that cleans up the nation's abandoned hazardous waste sites. The program was created in 1980 in the wake of the discovery of toxic waste dumps such as Love Canal and Times Beach. Through the Superfund program, the EPA cleans up sites and compels those responsible for contamination to perform the cleanups themselves or reimburse the government for cleanups. Since 1980, Superfund remedies have been put in place at over 1,100 sites.

The Superfund Redevelopment Initiative (SRI)

In the 1990s, the EPA began to notice that, although a few cleaned-up Superfund sites were being put back to use, many sites were left idle and abandoned. The EPA created SRI in 1999 to make sure the Agency and its partners have an effective process and the necessary tools and information to return every Superfund site to productive use. Superfund site redevelopment complements the EPA's core mission to support healthy communities and advance environmental protection.

What Is Reuse?

Reuse refers to the productive use of a Superfund site – during, after or throughout site cleanup. Communities have reused sites for industrial parks, office space and shopping centers. Other sites are now new neighborhoods and transit stations. Many communities have created new recreation amenities such as ball fields, parks and golf courses. Site reuses also support green infrastructure, including wildlife preserves and wetlands as well as agricultural land. Superfund reuse exemplifies smart growth principles in action by protecting natural resources and preserving greenfields. SRI tracks over 700 sites in actual, continued or planned reuse.

Advancing Solutions

SRI focuses on two approaches to support Superfund site reuse. The first is working with site stakeholders to explore future uses before cleanups start. This gives the EPA the best chance to design cleanup remedies that fit well with an intended use. The second is working with communities to remove unnecessary barriers to reuse at sites where remedies are already in place.

Since SRI's inception, it has developed varied reuse support tools and services for communities, including:

- **Reuse Pilots:** In 1999, SRI provided 10 pilot grants to local governments to support reuse planning efforts. The grant program eventually expanded to include 70 communities. Based on lessons learned, funding for the pilot projects evolved into regional seeds.
- **Regional Seeds:** Resources provided to communities by SRI at the request of EPA Regions. Many sites with reuse potential are vacant and abandoned due to limited information on site conditions and the key steps and partners needed to make reuse possible. Regional seeds provide an initial investment to help communities and EPA Regions find the right tools to move reuse forward.
- **The Return to Use (RTU) Initiative:** This effort removes barriers to reuse. As part of the Initiative, SRI highlights and supports site-specific demonstration projects. Fact sheets share the steps that community groups, local governments, site owners and responsible parties took to support site reuse.
- **Ready for Reuse (RfR) Determinations and Comfort Letters:** An RfR Determination is an environmental status report that states in an easy-to-read format how a site can be used safely. Comfort letters provide information about sites and help clarify liability issues for prospective purchasers and site owners.
- **SRI Coordinators:** Each EPA Region has a representative who works with EPA staff and site stakeholders to explore reuse opportunities and to provide access to reuse tools and resources.
- **Partnerships:** SRI partners with government agencies, businesses, non-profits and other organizations. SRI's current partners include the Academy of Model Aeronautics, the U.S. Soccer Foundation, The Trust for Public Land and the Rails-to-Trails Conservancy. SRI is committed to sustaining these relationships and building new partnerships with organizations that recognize the reuse potential of Superfund sites and can bring relevant reuse resources and expertise to communities.
- **SRI Website:** This online resource provides one-stop access to reuse information and tools, such as case studies, videos and lessons learned, to help communities pursue Superfund reuse opportunities.

Each site and each community is different. There is no one-size-fits-all approach to Superfund reuse. Since 1999, SRI has helped communities across the country overcome unnecessary reuse barriers. The following pages celebrate SRI's partnership with these communities. Together, we have helped make Superfund site reuse a reality.



This 26-acre site is located on Route 1 in a commercial area of Norwood, Massachusetts. From 1942 to the 1980s, several businesses made and maintained electrical components at the site. During site investigations, the EPA identified polychlorinated biphenyls (PCBs) in site soil and ground water as well as in the sediment of a nearby brook. In 1986, the EPA listed the site on the Superfund program's National Priorities List (NPL). Cleanup activities have included excavation and consolidation of contaminated soil and sediment under an asphalt cap, demolition of on-site structures, construction and operation of a ground water treatment facility from 1996 to 2001, and putting in place a long-term ground water, surface water and sediment monitoring plan. In 2008, the site property owner and developers finished a 56,000-square-foot commercial retail space on site. Developers located the new buildings next to the capped area and laid down additional pavement, making it possible to use the area as a central parking lot.



After: One of the commercial retail storefronts at the site (top) and additional pavement over the capped area enhanced remedy protectiveness while providing parking for new on-site stores (bottom).

1 Region

Norwood PCBs

Norwood, Massachusetts



Before: Electrical component manufacturing facility. Site redevelopers located building foundations around the central capped area (above).



Before: Former landfill, including a former leaf compost area (above).

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).

Region

Syosset Landfill Oyster Bay, New York





This site, located on the Piney River in Nelson County, Virginia, includes part of a former titanium dioxide manufacturing plant. Byproducts from titanium dioxide manufacturing and heavy metals contaminated soil, surface water and ground water. There were six major fish kills in the Piney and Tye Rivers between 1977 and 1981. Acidic ground water seeps and acidic stormwater runoff from on-site waste piles and ponds contributed to these fish kills. The EPA added the site to the NPL in 1983. Under EPA oversight, the site's responsible party removed, neutralized and buried 67,000 cubic yards of contaminated soil in a containment cell. The cleanup also neutralized acidic streambeds and adjacent soil and put in a ground water treatment plant. Following cleanup, a group of citizens in Amherst and Nelson Counties worked with local governments to apply for Rails-to-Trails grant funding. They converted the former Blue Ridge Railroad right-of-way on site into a hiking path for public use.



After: The Piney Branch Trail Head for the Virginia Blue Ridge Railway Trail has ample parking and a visitor center (top). Interactive educational placards and games help children identify animals and plants along a section of the rail trail (bottom).

3 Region

*U.S. Titanium,
Piney River, Virginia*



Before: EPA staff and field engineers inspect solid waste caused by the former titanium dioxide manufacturing plant on site (above).



Region

*Lexington County
Landfill Area,
Cayce, South Carolina*

4

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

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.

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).





The 36-acre Plainwell Paper Mill in southwestern Michigan has long been a vital part of the region's economy, history and heritage. Since its closure, Plainwell city officials have been the champions for the mill's cleanup and redevelopment. By restoring the property, the community hopes to provide new amenities and create new interest in downtown. In 2004, the EPA aided the city's efforts by sponsoring a community-based reuse planning process. The resulting plan called for restoring the site's historic mill buildings and creating trails along the nearby Kalamazoo River, open space and new neighborhoods. By 2012, following years of making property improvements and marketing the area, the city's hard work had paid off. A private developer moved 50 staff into renovated office space in the mill. A former dewatering facility is now the city's public safety building. The area is now a Historic District on the National Register of Historic Places. Today, as environmental cleanup work continues, the city is focused on moving its offices into the mill and bringing trails and new residential and commercial ventures to the site.



After: Valued historic district with renovated office space, parking and a public safety building. Revitalized areas of the site include the recently restored historic mill along the Kalamazoo River (top) and the City of Plainwell's new public safety building (bottom).

5 Region

*Plainwell Paper Mill,
Operable Unit 7 of the Allied
Paper Inc./Portage Creek/
Kalamazoo River Superfund Site
Plainwell, Michigan*



Before: Workers pose at the entrance of the former paper mill in 1911, when the mill was still in operation (above).



Before: On-site industrial operations produced “agent orange,” pesticides, insecticides and herbicides (above).

The federal government built industrial facilities at this site during the 1930s and 1940s as part of the sprawling Arkansas Ordnance Plant munitions complex. Over the next forty years, chemical manufacturing facilities also produced insecticides and herbicides on site. Site operations led to soil and ground water contamination. The EPA listed it on the NPL in 1983. Following the completion of surface cleanup activities in 1998, the City of Jacksonville acquired the northern section of the site property in 2000. An SRI pilot grant enabled the city to investigate and pursue several reuse options. Today, site reuses include a recycling center, office space and storage for the city’s Street Department, a fire department training facility, a driver training pad, a recycling education park, and a police firing range. Construction is underway for a new police and fire training center, City of Jacksonville Police Department facilities, and an emergency operations center and community safe room for use during severe weather. The city is also exploring how to turn part of the site into community green space with sidewalks and picnic tables.

After: The city’s new 3,004-square-foot burn tower stands four stories tall above the site (top). The Recycling Education Park is equipped with a covered picnic area and charcoal grills (bottom).

Region

*Vertac, Inc.,
Jacksonville, Arkansas*

6





At this former chemical brokerage facility in eastern Kansas, reuse has been an integral part of the site's ongoing cleanup. The site's responsible party has been working with the EPA, Monarch Watch, the Pollinator Partnership, Monarch Joint Venture, Wildlife Habitat Council and the Community Advisory Group to develop a walk-through educational natural habitat for Monarch butterflies and other pollinator species. Volunteers planted gardens at the site that are designed to attract birds, bees and butterflies and developed informational kiosks along a walking trail. On October 23, 2012, a ribbon-cutting ceremony formally opened the new Pollinator Prairie at the site. EPA Region 7 recognized the responsible party, the community advisory group, Monarch Watch, the Pollinator Partnership and other key stakeholders with the Leading Environmentalism and Forwarding Sustainability Award (LEAFS) ceremony in October 2012. This was the first time this award has been presented in EPA Region 7.



After: Community gardens with educational natural pollinator habitat supporting birds, bees and butterflies (top). LEAFS award recipients celebrate their successes at the site in October 2012 (bottom).

7 Region

*Chemical Commodities, Inc.
Olathe, Kansas*



Before: Waste left on site at a former chemical brokerage facility (above).



Region

Whitewood Creek Whitewood, South Dakota

8

Before: In addition to contamination from over a decade of gold mine tailings, unauthorized dumping was also a threat at the site (above).

Residents along Whitewood Creek have been raising livestock and crops for livestock feed on their lands for more than 40 years. Since the 1870s, area gold mining operations included the discharge of millions of tons of mine tailings to the creek. These mine tailings settled along the Whitewood Creek floodplain, contaminating soil, ground water and surface water. The EPA added the site to the NPL in 1983. Homestake Mining Company, the site's responsible party, cleaned up the site, removing and replacing 4,500 cubic yards of contaminated soil from 16 residential yards and disposing of contaminated soils in an on-site landfill. The EPA deleted the site from the NPL in 1996. Today, the creek serves as a water source for irrigation, watering livestock and recreation. Residents continue to raise livestock and crops on the site. The banks of the creek are now revegetated and portions of the site serve as ranchland.

After: Cleaned-up areas of Whitewood Creek provide recreational and scenic amenities (top). The creek also helps irrigate local farm-lands and water livestock from area ranches, who graze along the banks of the creek (bottom).



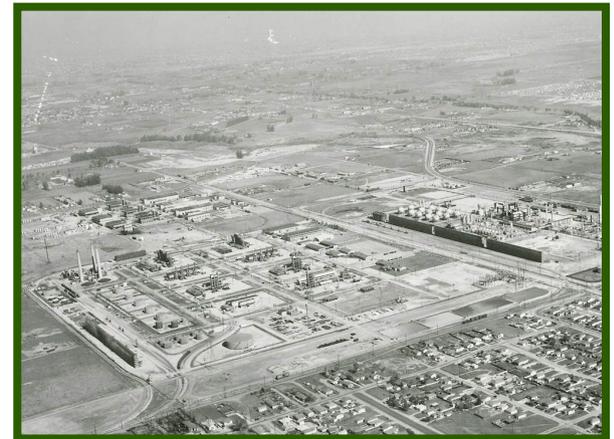


The 280-acre Del Amo Superfund site is located in Los Angeles, California, in an area known as the Harbor Gateway. The Del Amo synthetic rubber plant operated from 1943 until 1972. Manufacturing processes also resulted in leaks and spills from storage tanks, processing units and pipelines. Starting in the 1970s and continuing into the 2000s, an industrial park was built across most of the site. Site investigations began in 1981, followed by the excavation and off-site disposal of waste material and soil from one of the waste pits. In 2002, the EPA officially added the site to the NPL. Cleanup efforts to date have included capping the waste pits and extracting contaminated vapors from the soil beneath the waste pits. Soil cleanup beneath the waste pits is ongoing. The EPA is also working with the site's responsible parties to address contaminated ground water. Limited soil removal actions have taken place. Today, all but about 10 of the site's 280 acres have been developed for industrial and commercial uses, including light manufacturing, warehousing and office space.

After: Redeveloped portions of the site offer office space and light industrial facilities, such as for this watch company (top). A transportation and container freight service operating at the site (bottom).

9 Region

*Del Amo,
Los Angeles, California*



Before: The Del Amo synthetic rubber plant during the 1950s (above).



Before: Demolition of the former on-site wood treating facility was completed in 1995 (above).

This former wood treating facility on the south shore of Elliott Bay in Seattle's Puget Sound is now the location of a container terminal facility and a community park. 100 years of wood treating operations released hazardous contaminants into the ground and marine environment, including 58 acres of marine sediments. The EPA listed the site on the NPL in 1994. Cleanup included soil excavation and sediment dredging, construction of an upland slurry wall, placement of a low permeability asphalt cap in the upland and a marine sediments cap. The Port of Seattle purchased the upland property in 1994 as part of the Port's efforts to build a new container terminal facility in West Seattle. During this period, the Port cleaned up contaminated soil and stabilized contaminated ground water under EPA oversight to prevent releases and prepare the site for reuse. The Port is currently using the southern portion of the upland property as part of the Port's container terminal facility. The EPA worked with the Port to support the reuse of the northern portion of the property for Jack Block Park, a community waterfront park. In 2004, EPA placed a 58-acre sediment cap in the marine environment. In 2013, additional material was placed in the deep subtidal area to ensure that the sediment cap had the appropriate thickness in order to continue to prevent exposure of the marine environment to wood treater contamination.

After: Vice-President Al Gore celebrates the cleanup and redevelopment of the Pacific Sound Resources site as part of the Port of Seattle's modernization and expansion of Terminal 5 (top). Redevelopment at Terminal 5 included an intermodal rail yard (bottom).

Region 10

*Pacific Sound Resources,
Seattle, Washington*



The Future of Reuse

The verdict is in. Superfund reuse is making a difference for hundreds of communities nationwide. SRI has collected economic data for about 1,000 businesses at 180 sites in reuse. Roughly 44,000 people are employed at these businesses, resulting in \$3.4 billion in annual income and \$20 billion in annual sales.

Reuse also leads to better protection of human health. The presence of people and activities at sites bring vested stewards to the table, making a site less likely to be a target for vandalism or illegal dumping and ensuring any issues are identified and dealt with promptly.

Looking forward, SRI plans to build on lessons learned from these projects. SRI will support activities that tie into the Agency's larger strategic goals: improving our air, water and land; advancing sustainable development; involving communities, especially those disproportionately impacted by environmental and human health hazards, in decisions that affect their lives; and strengthening partnerships.



Joslyn Manufacturing and Supply Co. Brooklyn Center, Minnesota (Region 5)

Twin Lakes Business Park at the Joslyn Manufacturing and Supply Co. Superfund site employs about 420 people and provides nearly \$15 million in annual income to employees. The headquarters of the Caribou Coffee Company opened there in 2004.

Sustainable Development

Sustaining natural resources at Superfund sites has long been a goal of SRI's community involvement and reuse planning efforts. Sustainable reuse, and by extension the enhancement and protection of green infrastructure on properties, will feature prominently in site-specific support moving forward. Natural resources enhance community quality of life, providing clean water, agricultural soils and public parks and trails. An interconnected landscape system also provides a sense of place that attracts people, jobs and investment. SRI will continue to support green infrastructure projects that use sites to help link regional natural resources together.

Partnerships

SRI seeks ways to help communities identify and obtain the resources necessary to help them meet their site reuse goals. One way is by establishing new relationships with organizations well suited to working with communities to support Superfund site reuse. SRI takes a flexible approach to forming relationships with organization that could support Superfund reuse by working with each organization to understand their interests and make sure that the EPA and the organization share similar goals, that the



Beulah Landfill Pensacola, Florida (Region 4)

Partnerships with organizations such as the Academy of Model Aeronautics (AMA) have led to the successful reuse of Superfund sites as model aircraft flying fields. AMA clubs such as the Northwest Florida Modelers at Beulah Landfill in Pensacola, Florida, work closely with the EPA, state agencies and landowners to maintain required site institutional and access controls.

organization is familiar with the Superfund program, and that the organization has the information it needs to move forward.

Clean to Green

SRI promotes the use of renewable energy – solar, wind and geothermal – in reuse of Superfund sites. SRI also supports green remediation – the use of renewable energy to power site cleanup. Case studies, fact sheets and training on renewable energy reuse are available on SRI’s website.

Health

Superfund reuse can support people living healthier and more enjoyable lives. In particular, health facilities in underserved areas are making a powerful difference. These facilities range from hospital complexes that provide thousands of jobs to small medical practices. More than 100 other sites in recreational and ecological reuse also encourage healthy and active lifestyles. SRI plans to support new projects that improve the health and quality of life of people and communities affected by hazardous waste.

Education

Environmental education centers, historic resources and signs are part of many site reuses. SRI also supports

community learning opportunities related to the cleanup and reuse of sites, heightening awareness and inviting all community members, young and old, to be a part of the process.

Measuring Performance

Each year, SRI measures performance by tracking the number of acres of land at Superfund sites that are ready for reuse as well as the number of Superfund sites with land ready for reuse. These measures send a clear signal to potential future site users that the EPA is focused on cleanup and supporting sites’ return to productive use.

Dream Teams

SRI creates teams who support community-based reuse planning efforts. These teams have extensive knowledge of the Superfund program and expertise in land use, real estate and community involvement. The RTU Initiative will also continue to help communities reuse hundreds of cleaned-up sites. Site-specific assistance will continue to be a cornerstone of SRI’s mission.



SRI would like to acknowledge the support of the people and organizations whose dedicated efforts make Superfund reuse possible. They include SRI's Superfund Redevelopment Initiative Coordinators in each of the EPA 10 Regions, EPA site cleanup teams, EPA Regional and Headquarters counsel, state and local government officials, state environmental cleanup teams, community groups and organizations who have partnered with the EPA, developers and citizens whose willingness to go above and beyond has resulted in reuse innovation and action nationwide.

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Superfund Redevelopment Reuse Help Desk

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On the Back Cover

EPA Region 4 signed a Ready for Reuse (RfR) Determination for the LCP Chemicals site in Brunswick, Georgia, on March 22, 2012. This is the first RfR to be issued using a baseline risk assessment to determine which portions of the site are ready for reuse. A new sheriff's complex is planned for the property addressed in the RfR.



U.S. Environmental Protection Agency
Office of Superfund Remediation and Technology Innovation
Superfund Redevelopment Initiative

April 2013 | www.epa.gov/superfund/programs/recycle

