Overview of EPA’s Superfund Redevelopment Initiative & Reuse Planning Tools

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Overview

• What we are looking for in this Round Table
• EPA’s Superfund Redevelopment Initiative

Then break and return to discuss
• EPA redevelopment support & tools
• Superfund reuse planning services
What we are looking for in this Round Table

Questions

• Are there steps that we should be taking to build partnerships with tribes to promote reuse on and near tribal lands?
• What has your experience been with the Superfund Redevelopment Initiative?
• Are there other tools that we should be employing to promote site reuse/reuse?
The Superfund Process

THE SUPERFUND REMEDIAL PROCESS

Assessment
- Discovery of Contamination
- Preliminary Assessment
- Site Inspection
- National Priorities List (NPL) Site Listing

Characterization
- Remedial Investigation/Feasibility Study & Proposed Plan

Selection of Remedy
- Record of Decision

Cleanup
- Remedial Design
- Remedial Action

Post-Construction
- Operation and Maintenance
- NPL Deletion

Community involvement and planning for a site’s redevelopment are integral to the entire process.
Removal actions and enforcement actions can take place throughout the entire process.
EPA’s Superfund Redevelopment Initiative Mission

A nationally coordinated initiative to ensure that EPA and its partners have an effective process and the necessary tools and information to return Superfund hazardous waste sites to productive use.
Why Does EPA Support Reuse?

• Protects the cleanup for human health & the environment
• Provides environmental, community and economic benefits (including jobs and tax base) to the local community.
• Promotes infill development, rather than greenfield development.
• Potentially saves time & $ during cleanup
• *Everyone wins!*
Providing Opportunity

- Over 800 sites (excluding federal facilities) support actual, continued or planned reuse
- Over 100,000 on-site jobs
- $7.8 billion in annual income
- Tens of thousands of acres created, preserved and restored for recreational and ecological purposes
Types of Reuse

- Residential
- Commercial
- Industrial
- Recreational
- Ecological
- Cultural / Public Service
EPA Redevelopment Support & Tools

**Support**
- Prospective Purchaser Inquiry (PPI) Tool
- Status/Comfort Letters
- Ready for Reuse (RfR) Determinations
- BFPP Work or Lien Settlement Agreements for Owners/Tenants
- Prospective Purchaser Agreements (PPAs)
- Reuse Assessments & Planning

**Information and Guidance**
- Regional Superfund Redevelopment Initiative Coordinators + site team!
- EPA Guidance & Policies
- “Top 10 Questions to Ask When Buying a Superfund Site”
- Redevelopment fact sheets
- Site fact sheets & Case Studies
EPA’s SRI provides planning assistance to local stakeholders and the site team in the form of planning, stakeholder/community engagement or technical reuse services.
Reuse planning sets the stage!

- Identifies feasible community goals and whether there are viable owners
- Identifies what future use is appropriate given the site and land use context
- Identifies what future use types are likely given local plans and the regional economic markets
- Identifies EPA support & tools needed to support reuse
What are some examples of reuse planning services?

• Community & stakeholder engagement and to identify feasible reuse goals through visioning and work sessions
• Analysis of the site property, its features and surrounding land use
• Identifying appropriate EPA support & tools such as facilitated discussions, comfort letters, settlement agreements, etc.
Productive Stakeholder Engagement

SRI can provide a neutral third party to engage with stakeholders to identify:

- Feasible community reuse goals
- Related planning initiatives
- Economic development assets and trends
- Perceived barriers
- Potential reuse opportunities
Community Visioning

- Contacting key stakeholders
- Facilitating working sessions of key stakeholders
- Hosting a public open house to gather stakeholder input
- Forming and facilitating an advisory committee
Development Approaches

**CONCEPT ONE**
Forest Products Cluster
This scenario proposes co-locating a forest or agricultural processing complex (bio-refinery, biomass power plant, fiber processing) and related manufacturing industries at the site, with a highway-accessible tourism center located south of Route 37.

- **Materials Processing Complex - Post-Remediation 2014 or later**
  - Processing area (biorefinery, boiler wood storage, rail load-out) and infrastructure / utility zone (water, waste water, electric)

- **Industrial Park/Technology Park - Near-term**
  - Phase 1a Commercial/Light Industrial - up to 160,000 s.f.
  - Phase 1b Heavy/Light Industrial - up to 200,000 s.f.

- **Tourism Center - Near-term**
  - Welcome Center - up to 40,000 s.f.
  - Parking and amenities

- **Open Space - Post-Remediation 2014 or later**
  - Open space restricted access

**CONCEPT TWO**
Technology Innovation Cluster
This scenario positions the site for sectors focused on the commercialization of new technology and allocates approximately 100 acres for high-tech manufacturing providing up to 900,000 square feet of flexible industrial/commercial space. Shared highway access serves technology park and tourism center uses south of Route 37.

- **Technology/Commerce Park Phase 1 - Near-term**
  - Phase 1a Commercial/Light Industrial - up to 100,000 s.f.
  - Phase 1b Heavy/Light Industrial - up to 200,000 s.f.

- **Technology/Commerce Park Phase 2 - Post-Remediation 2014 or later**
  - Phase 2 Light Industrial - up to 400,000 s.f.
  - Water, waste water, stormwater and electric utilities

- **Tourism Center - Near-term**
  - Welcome Center - up to 40,000 s.f.
  - Parking, trails, habitat restoration and amenities

- **Open Space - Post-Remediation 2014 or later**
  - Open space restricted access

**CONCEPT THREE**
Technology Innovation / Tourism
A variation on the technology cluster positions approximately 96 acres for high-tech manufacturing providing up to 800,000 square feet of flexible industrial/commercial space. A tourism center is located south of Route 37 with trails and habitat restoration enhancing access to the St. Lawrence River and the capped landfill.

- **Technology/Commerce Park Phase 1 - Near-term**
  - Phase 1a Commercial/Light Industrial - up to 100,000 s.f.
  - Phase 1b Commercial/Light Industrial - up to 200,000 s.f.

- **Tourism Center - Near-term**
  - Welcome Center - up to 40,000 s.f.
  - Parking, trails, habitat restoration and amenities

- **Technology/Commerce Park Phase 2 - Post-Remediation 2014 or later**
  - Phase 2 Light Industrial - up to 500,000 s.f.
  - Water, waste water, stormwater and electric utilities

- **Open Space - Post-Remediation 2014 or later**
  - Open space trails, river access and river overlook.
Property & Land Use Analysis

SRI can conduct an analysis of the site property / features and the surrounding land use context to help determine the site’s reuse potential, including:

- Natural & built features
- Access & infrastructure (water, electricity, etc.)
- Cleanup components
- Land use, zoning and economic development plans
Situation Assessment: Tulalip Landfill
Site Examples
Reuse Plan: East Helena

**Vision for the Future**

**Guiding Principles**

This concept plan integrates the key strategies developed during the community planning charrette. Sections on the following pages provide more detailed strategies and recommendations for each of the three focus areas: land use and development, cultural heritage, habitat and recreation.

Participants highlighted the following common themes and principles to guide a vision for the future:

- Jobs
- Livability
- Transportation
- Trails
- Creeks
- Connectivity
- Heritage

In addition, participants emphasized the need to facilitate redevelopment at key catalyst sites such as the Plant Manager’s house, Lamping Fields, and parts of the East Fields and the desire to increase certainty in the development process.

**Focus Areas**

Specific priorities are listed below for each focus area. More detailed strategies for each focus area are outlined in the following pages.

**Land Use & Development Priorities**

- **East Fields** - Establish an industrial park as a catalyst for economic development.
- **Recreation & Heritage Corridor** - Support recreation and heritage-based commerce at the Plant Manager’s property and Prickly Pear Creek corridor.
- **Lamping Fields** - Develop commercial retail and office or professional uses.
- **Darstman Parcel** - Expand public, institutional and residential uses.

**Cultural Heritage Priorities**

- **Plant Manager’s property** - Preserve and restore the Plant Manager’s property as a heritage museum and catalyst for community revitalization.
- **Heritage & Recreation** - Extend heritage and recreational uses into surrounding area to support the reuse of the Plant Manager’s property.

**Habitat & Recreation Priorities**

- **Regional Trail Network** - Establish a regional trail network connecting East Helena to Helena, Lake Helena and Montana City.
- **Heritage & Recreation** - Restore the Prickly Pear Creek riparian corridor through East Helena.
What sites are eligible?

Reuse planning may evaluate future use for a single property, or assess future use over a broader area, such as a neighborhood, town or corridor.

Eligible sites include:

- National Priority List (NPL) sites (non-federal facility)
- Superfund alternative approach sites
- Time-critical removals
- Non-time critical removals
What makes a site a good candidate for reuse planning?

• Will the assistance address specific needs of a community?
• Will the assistance help put an unused site into productive use?
• Could the assistance help bring together divergent stakeholders?
• Does the assistance complement other Agency priorities?
• Will the project encourage the reuse of Superfund sites on a broader scale?
• Will the reuse increase economic, environmental and social benefits?
Other Types of Available Support

Implementation & Information tools:

• Institutional controls / site restriction support

• Ready for Reuse determinations

• Videos or special case studies

• Comfort letters & liability protection

• More as evaluated
How do I request reuse support?

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

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SRI Website

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