Appendix: Reuse of EPA Superfund Sites

To inform reuse planning for a the NMI/Starmet Site, a committee member and second Concord resident reviewed reuse outcomes for EPA superfunds nationwide. This review was based on a scan of EPA-prepared case studies for 200 sites to identify sites that were most relevant to the NMI/Starmet site based on the site's size, location, type of contamination/remediation and new uses with then documenting information on twenty sites deemed most relevant. Initially, the research sought to identify superfund sites that meet multiple criteria: (1) were on a scale similar to the 26 acre NMI/Starmet property; (2) were located in a suburban town or small city; (3) incorporated multiple uses, including ones being considered under the master plan options; (4) included residential development (to assess if this use is viable on remediated superfund sites) and (5) collectively incorporated different approaches to owner and development. Since there were very few cases that met all of these criteria, case studies were also selected if there were relevant reuse projects on sub-areas within much larger superfund sites , had relevant uses or development models but were in larger cities or rural areas, and included one or more new use close to what is being considered for the NMI/Starmet site. With these broader criteria, 20 case studies were identified and are summarized in the following pages.

Since the summaries are largely derived from the EPA case study document, some information is missing or incomplete, if it was not addressed in the EPA document and reflect reuse outcomes and plans up to the period covered in the EPA case study write-up.

Key observations and interesting approaches and practices from the 20 case studies that are relevant for Concord reuse planning include:

- Reuse of EPA superfund sites encompass a broad set of new uses including public facilities, housing, commercial offices and stores, medical centers, public transportation, industrial activities, parks and recreation, open space and landscape/habitat restoration.
- A mix of uses is common, especially for sites larger than a few acres. New mixed-use development at superfund sites often combines housing and business uses. It is also common to include open space and parks with new public facilities, private housing or business uses.
- New housing has been built on several remediated superfund sites, inclusive of single family homes and multi-unit apartments and condominium buildings. Several sites incorporate both market rate and affordable housing.
- Parks and recreational uses are common and were included in at least 11 of 20 case studies.
- Both public and private entities have undertaken reuse projects. Public entities typically have two reuse development roles: (1) undertaking reuse projects with public facilities; (2) installing infrastructure and preparing sites for later private development. Private developers typically undertake market-rate housing, commercial buildings and industrial projects, including business parks and large-scale residential developments at several large superfund sites.
- Full implementation of reuse plans is a long-term process with the vast majority of case studies taking 10 years or longer.
- Partnerships are fundamental to superfund site reuse, and used in multiple ways. The remediation planning, design and implementation is typically based on EPA partnerships with state environmental agencies and local governments. In several cases, the EPA has partnered with private developers to implement site remediation or established trusts to oversee

remediation. EPA has worked closely with the local municipalities and other local stakeholders on reuse planning. State government, local governments and private sector funds have often been used to finance complimentary site infrastructure improvements. Public and private funds are can be pooled to implement specific reuse projects.

Bayou Bonfouca

Slidell, LA Size: 54 acres Former Use: Wood treatment plant in operation since 1882

Nature of Contamination/Cleanup: Clean-up of creosote waste from bayou sediment and groundwater, including decontamination of 170,000 cubic yards of creosote waste and bayou sediments, and treatment of 235 million gallons of contaminated groundwater, and recovered nearly 9.8 million gallons of creosote through September 2018. Groundwater use at the site is restricted.

Reuse Summary: City acquisition of donated site with reuse for city public works department offices and maintenance facility, greenspace and a public marina and park (Heritage Park). The park includes playgrounds, picnic areas, walking paths, restrooms and a gazebo for performances and community gatherings. There is also a public boat launch providing access to Bayou Bonfouca, constructed by EPA.

Developer: City of Slidell

Time Period for Reuse: 21 years from acquisition (1997) to completion (2018).

Notable Aspects/Approaches: The site owners donated the waterfront property to the city for reuse in 1997, inclusive of an area with buildings and a boat ramp constructed by EPA for the cleanup. The city received a $1.5 million federal Boat Infrastructure grant to help fund the marina and promote boating access to Bayou Bonfouca.

Coalinga Asbestos Mine Superfund Site City Operable Area

Coalinga, CA Size: 107 acres Former Use: Asbestos mining, processing and storage

Nature of Contamination/Cleanup and Cleanup: Excavation, decontamination & consolidation of asbestos, chromium- and nickel-contaminated soil & building debris; underground storage and capping of contaminated soil and waste on site; soil, ground water and air monitoring; land use restrictions on capped disposal area.

Reuse Summary: Mixed-use with two housing developments, a 47 lot single family home development and a 43 unit apartment complex on a former asbestos storage area and a new K-mart store along with continued use by over 30 existing businesses.

Developer: Private developers

Time Period for Reuse: Kmart was and opened soon after the clean-up was completed in 1992. Timing of the housing development not documented in EPA case study.

Notable Aspects/Approaches: The city promoted the remediated property to attract developer interest.

East Helena American Smelting and Refining Co. (ASARCO)

East Helena, MT Size: ~2,000 acres Former Use: Lead smelting facility and slag piles

Nature of Contamination/Cleanup: Demolition of the ASARCO facility and storage of over 1 million cubic yards of contaminated materials under a 64 acre protected area; cleanup of 1700 properties, groundwater remediation and restoration of the Prickly Pear Creek.

Reuse Summary: The city of East Helena City annexed the land in 2009 and then work to a vision and plan for its future use and development, working with the Montana Environment Trust Group (METG) (see below).

The plan includes a new elementary school and new high school. A large 100 acre mixed -use private development was initiated in 2018. Other uses include a chemical manufacturing plant, a 500+ acres for riparian corridor with wetlands, open space/conservation land, and a trail system, a culinary training program and community art projects.

Developer: A mix of public and private developers. with the clean-up and reuse overseen by the Montana Environment Trust Group (METG)

Time Period for Reuse: Reuse and redevelopment is on-going since the first land sale in 2012. The first school land sale to East Helena Public Schools occurred in 2016 and is now complete and two sales for private development projects occurred in 2018: a 254-acre for a private mixed-use development and 100 acres for a 315 home residential project (the sub-division plan was approved in 2019).

Notable Aspects/Approaches: After ASARCO filed for bankruptcy, the bankruptcy court approved a settlement agreement whereby all ASARCO-owned lands in East Helena (about 2,000 acres) were transferred to an environmental response and custodial trust along with about $96 million to complete the cleanup. The Montana Environmental Trust Group, LLC (METG) was appointed Trustee of the Montana Environmental Custodial Trust (Custodial Trust) in December 2009. METG worked with the City of East Helena to create a redevelopment plan in 2012 and has sold and conveyed different parts of the site to public agencies, businesses and developers for reuse.

METG formed a public-private partnership with the Montana Business Assistance Connection (MBAC) to market the prime 254-acre Lamping Field property for redevelopment. It used its own funds and a matching grant from the state Department of Commerce to prepare materials to support the marketing and sale of the 254-acre Lamping Field property. In 2018, Town Pump, a Montana-based company that owns and operates hundreds of convenience stores, gas stations, restaurants, hotels and casinos, acquired the Lamping Field property for mixed-use development.

A non-profit community land trust is working with METG to advance plans for open space, conservation and a trail system on 532 acres, including interim acquisition and management of the land until parts can be turned over to a city or regional park system.

Many Diversified Interests (MDI)

Houston, TX Size: 36 acres Former Use: Metal casting foundries and chemical recycling facility

Nature of Contamination/Cleanup: Excavation, treatment and off-site removal of contaminated soil and demolition debris (lead, heavy metals, asbestos); groundwater treatment and monitoring; institutional controls.

Reuse Summary: Private developer (Clinton-Gregg Investments) acquired the site at a bankruptcy auction in 2005 with plans to develop 600 - 700 homes plus a lake and park and assumed responsibility for the clean-up. There have been long delays with the development and the current status is uncertain with the most recent media reports of project moving forward occurring in 2018.

Developer: Private developer Clinton-Gregg Investments.

Time Period for Reuse: Clean-up began in February 2007 and was completed in early 2008. Community concerns and protests about extent of clean-up appear to have slowed development progress and the status of the housing development plan is uncertain. An interim community arts program and murals took place at the site.

Notable Aspects/Approaches: Private developer assumption of site clean-up with legal arrangements to determine the Statement of Work, ground-water monitoring, limits developer liability for prior clean-up costs and its financial obligations and protection from liability for future property purchasers.

Midvale City

Midvale City, UT Size: 446 acres Former Use: Lead and copper smelting

Nature of Contamination/Cleanup: Removal of soil with heavy metals, replacement with clean soil, soil cap on parts of the site, ground and surface water monitoring and institutional controls

Reuse Summary: Mixed-use master planned development (Bingham Junction) with a new light rail station, over 2,500 housing units, retail stores. office park development, and parks.

Developer. Private developers. Gardner Company and Arbor Commercial as master developers and office park; portions of the site sold to other developers and companies.

Time Period for Reuse: Over ten years. City adopted master plan and new zoning established by 2001; final clean-up and ready for reuse of second contaminated area in 2008. Redevelopment began in 2006 with early reuse projects completed in 2008 with some residential development, stores and offices building and two parks were completed by 2011. The new transit station opened in 2011.

Notable Aspects/Approaches: Site infrastructure costs of $22 million financed through tax increment financing authorized under a state law through which the city borrowed against future tax revenues from new development under the master plan.

Coordination of the site's clean-up with preparations for future infrastructure, including laying utility corridors by the remediation contractor, waste material was graded and capped in place as future road beds and portions of the site were graded to facilitate and reduce costs for future development.

Developer assumed responsibility for park construction and its phasing to coordinate with clean-up and improvement of an adjacent riparian corridor.

Murray Smelter

Murray, UT Size: 142 acres Former Use: Two metal smelters run by ASARCO

Nature of Contamination/Cleanup: Extensive contamination with lead, arsenic and other heavy metals. Excavation and disposal of the most hazardous waste off site, consolidation and capping of less-contaminated materials on site with the onsite repository located under a new roadway at the site. Additional materials, considered low level contamination, were covered in place with barriers such as pavement, landscaping, soil caps, and sidewalks.

Reuse Summary: Mixed used with new 1.3 million square foot medical campus (Intermountain Health Care) on 100 acres, a police training center, a private school, a retail warehouse and Costco store, an office building, multiple small businesses, a light rail station, and cement manufacturing plant (existed pre-cleanup and continued operation).

Developer: Subdivision and sale of site to multiple public and private users. Intermountain Medical Center acquired the largest site for its medical campus. Other sites were acquired by the local Utah Transit Authority, Murray City and Ash Grove Cement Company.

Time Period for Reuse: 10-12 years. The light rail station was built in 2000 the same year that IHC acquired the site for its medical campus. IHC broke ground in 2003 and completed its center in 2007. Additional uses and tenants occurred through 2012.

Notable Aspects/Approaches:

ASARCO accelerated cleanup activities to facilitate redevelopment, paid for the majority of site cleanup costs and compensated Murray City for operation and maintenance activities at the site for five years.

Murray City created a Smelter Site Overlay District to implement institutional controls that prohibited the construction of new ground water wells, protect the site's soil remedy and guiding appropriate development.

IHC leased part of its site to Costco for its store.

Northwest Pipe & Casing/Hall Process Company

Clackamas, OR Size: 53 acres Former Use: Pipe coating and manufacturing plant

Nature of Contamination/Cleanup: Removing & treating contaminated soil and debris, removing 2 underground storage tanks, capping Parcel B and establishing mitigation wetlands in the parcel's northeast corner, contaminated groundwater treatment and monitoring.

Reuse Summary: Part of the site was already developed with commercial and industrial uses and a state transportation agency facility. New uses after remediation are a new steel manufacturing plant (Oregon Steel Works) with part of its land used for a 30.8 kilowatt solar array. The state DOT also made road improvements at the site, including a connection to a nearby interstate highway.

Developer: Public (Clackamas County Development Agency (CCDA) acquired the Parcel B site and leases it to Oregon Iron works.

Time Period for Reuse: 4 years from CCDA purchase to lease with Oregon Iron Works

Notable Aspects/Approaches: Site remediation was conducted and coordinated to allow continued use of by existing businesses and state transportation agency.

PCB, Inc.

Kansas City, MO Size: less than 1 acre Former Use: Waste disposal site

Nature of Contamination/Cleanup: Removal and disposal of 25 million lbs. of PCB contaminated materials including demolition and removal of 7-story building.

Reuse Summary: 126 unit market rate apartment building with 1,331 square feet of ground floor retail (12 stories).

Developer: Private developers (Copaken Brooks and Altus Properties)

Time Period for Reuse: 11 years from developer's site acquisition (2007) to completion (2018)

Notable Aspects/Approaches: Project originally conceived as residential condominiums but changed to rental due to financial crisis and great recession. Local redevelopment authority provided a sales tax exemption to the developers.

Silver Bow Creek/Butte Area Superfund Site

Butte, MT Size: 26 mile area Former Use: Copper mining, smelting and waste disposal

Nature of Contamination/Cleanup: Extensive mine waste and tailings contamination of land, ponds and Silver Bow Creek. The area was divided into 13 separate clean-up areas (operable units (OUs)) for remediation. From 1998-2001, EPA completed short-term cleanups, or removals, at several operable units that included stabilizing, capping or removing waste dumps and hundreds of thousands of cubic yards of contaminated soil, cleaning up residential yards and railroad beds, and putting in cement channels and earthen-bermed sedimentation ponds to address stormwater contamination. Individual remediation plans were undertaken in each OU and completed between the mid-1990 and mid-2010s with some area still be studied when the case study was written in 2014.

Reuse Summary: A very large area with multiple re-use projects and sites. One site was developed to provide 26 affordable energy-efficient single family homes on a capped site with clean fill. Plans for additional affordable housing were being prepared, as of 2014. Other uses include a heritage park and interpretative center (Granite Mountain Memorial Interpretive Area and Foreman Park), open space and trails, a business park and a recreational center for Butte Central Catholic school.

Developer: Multiple projects and developers. Habitat for Humanity developed the 26 affordable housing units. Montana Economic Revitalization & Development Institute (MERDI), a statewide economic development corporation, undertook the business park reuse of part of the site.

Time Period for Reuse: Over 30 years with initial project begun in the 1990s. The affordable housing project was built in the mid-1990s. Forman Park was completed in 2012.

Notable Aspects/Approaches:

An agreement with Atlantic Richfield, the major responsible party, provided In December 2006, included a $15 million redevelopment trust fund managed by Butte-Silver Bow County. Some of these funds are available for historic preservation projects and to reimburse developers for extra costs incurred from developing on reclaimed sites in Butte and Walkerville.

A regional historic preservation plan was developed to guide preservation of historic assets, including mining landscapes and artifacts, in the area.

A regional intergovernmental agency, the Greenway Service District was created to provide expertise and other resources to promote cleanup and redevelopment through the large contaminated corridor from Butte to the Warm Springs Ponds near Anaconda.

South Bay Asbestos Area Superfund Site

Alviso, CA (part of San Jose) Size: 550 acres Former Use: Landfills storing asbestos and surrounding contaminated areas

Nature of Contamination/Cleanup: Paving asbestos contaminated lots, removing asbestos debris and soils, covering the landfills, and putting land-use restrictions in place to restrict disturbing the landfill caps. Cleanup also included removal of the Guadalupe River ring levee, which was the largest source of asbestos at the site.

Reuse Summary: Two new office parks: (1) Gold Street Technology Center with four buildings; (2) 70-acre America Center with multiple office buildings, a hotel and parking garage. There are also 25 acres of open space with walking trails. A pre-existing mobile home park is also on the site.

Developer: Private

Time Period for Reuse: Approximately 15 years, from 1998-2013.

Notable Aspects/Approaches: Location in Silicon Valley provide strong demand for new office park development. Developers/property owners are responsible for annual inspection of capped area.

Blackburn & Union Privileges
Walpole, MA

Size: 22-acre

Former Use: Industrial and commercial processes on the site using chromium, arsenic, and mercury date back (17th & 18th century); manufacture of tires, rubber goods and insulating materials (late 19th c); crushing of raw asbestos in the manufacture of brake and clutch linings occurred at the site between 1915 and 1937 (20th c); various cotton and fabric production processes (20th c).

Nature of Contamination/Cleanup: Contaminated soil, sediment and groundwater; cleanup included excavation, dredging and off-site disposal of contaminated soil and sediment, groundwater treatment and monitoring, and institutional controls.

Reuse Summary: A police station opened on site in 2018. In January 2019, a new senior center opened on site. The new senior center houses the veterans' services office, adult education classes, other community gatherings and recreational opportunities.

Developer: Town of Walpole

Time Period for Reuse: 2018-present

Notable Aspects/Approaches: Blackburn & Union Privileges Natural Resource Damages Trustee Council, composed of the Massachusetts Executive Office of Energy and Environmental Affairs, represented by the Massachusetts Department of Environmental Protection (MassDEP), and the U.S. Fish and Wildlife Service, coordinated watershed cleanup. The council worked with citizens, community and environmental groups, local and regional officials, and state and federal agencies to identify restoration project ideas.

Chemical Insecticide Corp
Edison Township, NJ

Size: 5.7 acres

Former Use: Chemical Insecticide Corporation owned and operated a facility on the 5.7-acre area from 1854 to 1970.

Nature of Contamination/Cleanup: The facility's operations and waste handling practices led to extensive soil, sediment and groundwater contamination. Cleanup activities included controlling contaminated runoff, addressing soil and sediment in off-site creek areas, and cleaning up soil, surface water and groundwater. Cleanup finished in 2005. Long-term groundwater monitoring is ongoing.

Reuse Summary: Edison Township purchased the site property in 2008. The site is home to the Metuchen-Edison Community Dog Park. The park opened to the public in June 2016. The dog park includes walking paths, shaded play areas, benches and water fountains as well as parking. Donations from area businesses and local groups allowed for the addition of dog playground equipment, a children's playground and a butterfly garden to the site in 2017.

Developer: Edison Township

Time Period for Reuse: 2008-present

Notable Aspects/Approaches: Dog park, municipal/business community fund-raising

Picture source: https://www.epa.gov/superfund-redevelopment-initiative/superfund-sites-reuse

Maywood Chemical
Maywood, Lodi & Rochelle Park, NJ

Size: Sprawling (multiple sites)

Former Use: In 1895, Maywood Chemical Works began manufacturing a wide variety of chemical products. From 1916 to 1957, radioactive thorium processing also took place at the facility.

Nature of Contamination/Cleanup: The company's disposal practices allowed contaminants in waste material to spread via stream runoff. This resulted in soil and groundwater contamination. EPA placed the site on the National Priorities List in 1983 and selected a cleanup plan to address radiological soil contamination in 2003. EPA placed the site on the National Priorities List in 1983 and selected a cleanup plan to address radiological soil contamination in 2003. Additional cleanup plans were selected in 2012 to address a portion of the groundwater contamination and in 2014 to address non-radiological soil contamination. The U.S. Army Corps of Engineers (USACE) conducts the radioactive soil cleanup work and a private potentially responsible party is addressing non-radiological contamination at the site.

Reuse Summary: Today, the Stepan Company makes specialty chemicals on site. Additional site uses include 60 residential properties and 33 commercial and government properties. Local government land uses on site include three parks and a fire station. Soil remediation at the location of a recently demolished 7-acre warehouse on a commercial property is currently ongoing. EPA and USACE are coordinating federal and private-party cleanup activities to allow faster commercial redevelopment of the property.

Developer: Public/private

Time Period for Reuse:

Notable Aspects/Approaches: Note this site includes radiological contamination.

Eastland Woolen Mill
Corinna, ME

Size: 22-acres

Former Use: Textile mill operated from 1909 to 1996 on Main Street in Corinna, Maine

Nature of Contamination/Cleanup: Disposal practices resulted in extensive contamination of soil and groundwater beneath and in the vicinity of the former Eastland Woolen Mill, in the sediments in the East Branch of the Sebasticook River, and in numerous private drinking water wells. The State of Maine performed an emergency response action and worked with the community to establish a public water supply prior to EPA involvement at the Site. In 1999, EPA placed the site on the Superfund program's National Priorities List (NPL) and began cleanup activities at the site.

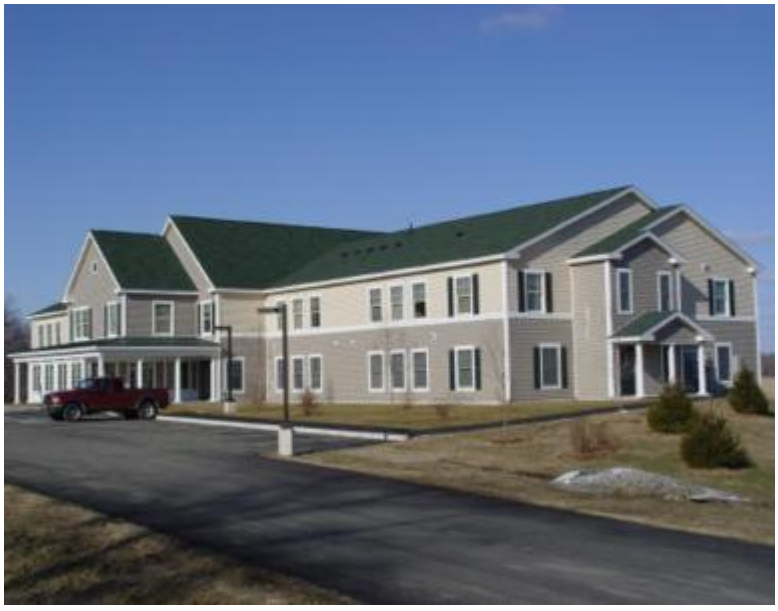
Reuse Summary: Construction of Corundel Commons, a 20-unit senior housing facility; relocation of the former Odd Fellows Building historic building and facilitating the adaptive reuse of this building as a restaurant and general store; relocation of Main Street to improve traffic flow; restoration of the Mill Pond to a free flowing section of the East Branch of the Sebasticook River; a recreational trail/riverwalk; a commemorative war memorial; and a community bandstand for summer concerts and events.

Developer: Town

Time Period for Reuse: Unclear; reuse plan completed in 2002, senior housing completed in 2005. Time frame for other users not detailed in EPA case summary (2013).

Notable Aspects/Approaches: Funding -- Town of Corinna obtained a grant from EPA and developed a reuse plan for the site and surrounding areas

Picture source: https://www.epa.gov/superfund-redevelopment-initiative/superfund-sites-reuse



Saco Municipal Landfill
Saco, ME

Size: 90 acres

Former Use: The city of Saco (the City) owned and operated the landfill from 1963 to 1989. The site includes four disposal areas.

Nature of Contamination/Cleanup: Chemicals and wastes contaminated soil and groundwater at the site. Under EPA and Maine Department of Environmental Protection oversight, the City cleaned up the site. Cleanup activities included removing waste and removing and placing contaminated sediment under a cap. Cleanup also includes monitoring of natural processes to clean up groundwater and restricting land use.

Reuse Summary: In 1998, the City began planning for site reuse. EPA approved a plan to improve wildlife habitat in the former gravel and sand pit in one of the site's disposal areas. In 2001, the City graded the area, established a vegetative cover, and installed wetland areas next to one of the disposal areas. In 2003, the City completed plans for a community recreation area for hiking, biking, ice skating and soccer. The City constructed two soccer fields for elementary and middle-school children. Reuse planning for additional city facilities is ongoing for unused portions of the site.

Developer: Municipal

Time Period for Reuse:

Notable Aspects/Approaches: Community recreation; playing fields

PMC Groundwater
Petoskey, MI

Size: Sprawling

Former Use: The Petoskey Manufacturing Company (PMC) operated a die casting plant at the site.

Nature of Contamination/Cleanup: Improper disposal practices contaminated area groundwater, soil and the town's municipal well. EPA placed the site on the National Priorities List (NPL) in 1983. Cleanup activities included removing contaminated soil and the contaminated well, and monitoring groundwater. Deed restrictions limit the future use of the groundwater.

Reuse Summary: Residential and commercial areas and a recreational waterfront. Site uses also include condominiums with integrated all-underground utilities, an improved road, parking and a lakefront bicycle path.

Developer: EPA, the Michigan Department of Environmental Quality, the city of Petoskey (the City) and local developers worked together on cleanup and redevelopment planning for the site and surrounding waterfront. This collaboration and the City's visionary efforts and creative financing strategies transformed the site.

Time Period for Reuse:

Notable Aspects/Approaches: Residential use, interesting note that in 2017, EPA conducted a vapor intrusion investigation at the condominium redevelopment on the former PMC property. In 2018, EPA installed vapor mitigation systems in all units with indoor air results above health-based standards.

Chem-Solv Inc
Dover,DE

Size: 1.5 acres

Former Use: Solvent recycling

Nature of Contamination/Cleanup: An explosion and fire at the facility in 1984 resulted in a solvent spill that contaminated soil and groundwater. The Delaware Department of Natural Resources and Environmental Control cleaned up the soil and operated a groundwater treatment system in the 1980s. To complete the groundwater cleanup, EPA added the site to the National Priorities List (NPL) in 1990. The site's potentially responsible parties began extracting and treating groundwater in 1997. In 2017, groundwater sampling showed contaminant concentrations had dropped below cleanup levels. Groundwater extraction and treatment was discontinued. After the system was shut down, contaminants were detected in one monitoring well. Routine groundwater monitoring continues. EPA will evaluate future groundwater monitoring results to determine whether additional actions are needed.

Reuse Summary: The former facility property now has a small residential apartment building. The area that once had groundwater contamination continues to be used by various businesses.

Developer: ?

Time Period for Reuse:

Notable Aspects/Approaches: Prior to cleanup, site caught fire (like ours). Residential in reuse.

Cascade Park Gasification Plant
Tallahassee, FL

Size: 10 acres

Former Use: From 1895 until the mid-1950s, the city of Tallahassee (the City) operated a manufactured gas plant (MGP) on site. The plant turned coal into gas to provide light and heat for city residents. A city-owned landfill opened on site in the 1920s and accepted waste from the MGP.

Nature of Contamination/Cleanup: In 1987, the state of Florida and EPA determined that site activities and waste management practices had contaminated soil, sediment and groundwater. The City and the Florida Department of Environmental Protection worked with EPA to clean up the site under a non-time-critical removal action. Cleanup activities in 2006 included removing 98,000 tons of contaminated soil, capping residual contamination, restoring a creek and sampling groundwater.

Reuse Summary: The community developed a reuse plan that would manage stormwater, create a public park, preserve local natural resources and celebrate the site's history. Cascades Park officially opened in March 2014. Over 1,000 people attended the opening ceremony. Park features include 2.3 miles of trails, playgrounds, a waterfall, interactive fountains, a war memorial, and an amphitheater for concerts and community events. In February 2019, EPA completed the groundwater remedial investigation with a no further remedial action Record of Decision.

Developer: Public

Time Period for Reuse: 2014-present

Notable Aspects/Approaches: Partnerships -- City and Blueprint 2000, a local intergovernmental agency, continued the removal action and began construction of the 24-acre Cascades Park.

Solitron Microwave
Port Salerno, FL

Size: 8-acres

Former Use: In 1959, Honeywell built a facility at the site and began making electronic components for the defense and space industries. In 1965, Solitron Devices assumed ownership of the property. The company continued similar operations and expanded the facility. Honeywell and Solitron Devices both used heavy metals and organic solvents during facility operations. The facility's industrial wastewater discharged to the city of Riviera Beach's sewer system.

Nature of Contamination/Cleanup: In 1985, a state study found that solvents from the site had contaminated municipal supply wells in the city's public well field. The study found groundwater contamination and a small area of metals-contaminated soil. In 2004, EPA selected the cleanup plan for the site. It included soil excavation and disposal and groundwater pumping and treatment. It also included the injection of treated water into the ground with added oxygen to enhance the natural breakdown of contaminants.

Reuse Summary: In 1999, EPA entered into a prospective purchaser agreement with the National Land Company (NLC) for the northern, 4-acre part of the site property. NLC purchased the area in 2000. NLC renovated it for commercial and light industrial land uses, including warehousing, light manufacturing and storage. In 2008, All Air Conditioned Self Storage purchased the area. It currently operates a self-storage facility on site. FedEx and several other businesses lease the building on the southern part of the site.

Developer: Private

Time Period for Reuse: 2008 - present

Notable Aspects/Approaches: Private/commercial

Liberty Industrial Finishing
Oyster Bay, NY

Size: 30 acres

Former Use: Beginning in the early 1930s, an aircraft parts manufacturer and a metal-finishing facility operated on the site. From 1940 to 1944, site facilities made products for World War II. After the war, aircraft parts manufacturing continued through 1957. At that time, an industrial park began operating on site – operators plated and finished metal and made fiberglass products on site. From the 1980s to 2009, the site hosted light manufacturing facilities and warehouses

Nature of Contamination/Cleanup: Industrial activities on site contaminated soil, sediment and groundwater. EPA added the site to the National Priorities List (NPL) in 1986. Cleanup included removal of underground storage tanks, contaminated soil and sediment, as well as groundwater treatment. Parties completed remedy construction in September 2012. Groundwater treatment systems continue to operate.

Reuse Summary: With the town of Oyster Bay (the Town) interested in the western part of the site for a park expansion, EPA entered into an agreement with the Town in 2002. The agreement ensured protectiveness of the site's remedy and enabled reuse to move forward. In return for EPA waiving potential Superfund liability for the local government and releasing Superfund liens on the site property, the Town made a substantial payment to EPA to help fund cleanup activities and reimburse the Agency for its costs. In September 2003, the Town acquired the site's western parcel using its eminent domain authority. In July 2010, the Town took ownership of the 7.5-acre central parcel. Following EPA's cleanup and additional soil cleanup by the Town to meet state standards for residential reuse, the Town held community planning meetings for the Ellsworth Allen Park expansion. Plans for the park include a community center, ballfields, a multi-purpose sports field and green space. A lawsuit over the town's eminent domain taking of one site held up the park's construction for many years but it was completed in 2019. The eastern part of the site was redevelopment in 2010 with a supermarket, bank and parking lot.

Developer: Municipal (for park) and Private (for supermarket and bank).

Time Period for Reuse: 2003 to 2019

Notable Aspects/Approaches: Interesting phased approach combining municipal and private (commercial) reuse.

Picture source: https://www.epa.gov/superfund-redevelopment-initiative/superfund-sites-reuse