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Reuse Assessment Purpose

Why plan for reuse at Superfund Sites?

EPA's primary responsibility at Superfund sites is to ensure the protection of human health and the environment.

Anticipating reasonable future uses can help inform:

- * The baseline risk assessment.
- * The development of remedial objectives and alternatives.
- * The selection of a remedy that ensures protection of human health and the environment.

EPA Reuse Assessment Guide, 2001

Reuse Assessment Projects in Region 4

Superfund Redevelopment Initiative Reuse Assessment Projects in Region 4

- * Arlington, TN
- * Gadsden, AL
- * Broward County, FL
- * Escambia County, FL
- * City of Pensacola, FL
- * City of Orlando, FL
- * City of Camilla, GA
- * City of Fort Valley, GA
- * Social Circle, CA
- * Hattiesburg, MS
- * Picayune, MS
- * Louisville, MS

Reuse Assessment for Cabot/Koppers Superfund Site

Community Development Committee Meeting

City Hall
Gainesville, Florida
March 8, 2010
(DRAFT)

Prepared by: E2 Inc. for EPA Region 4 and City of
Gainesville: Community Development Committee

Cabot/Koppers Site Reuse Assessment

Overview

- * Reuse assessment purpose
- * Remedial status
- * Stakeholder roles and responsibilities
- * Proposed reuse assessment process
- * Reuse assessment example
- * Reuse assessment tasks and timeframes

Stakeholder Roles & Responsibilities

Reuse Assessment Purpose

Party	Roles & Responsibilities at Cabot / Koppers Site
Beazer East (property owner, responsible party)	<ul style="list-style-type: none"> • Rights to use of property • Responsible for cleanup of site contamination consistent with Superfund process.
City of Gainesville (local government, land use planning authority)	<ul style="list-style-type: none"> • Responsible for regulation of land use at the Site. • Community Development Committee charged with recommending future land use options to City Commission.
USEPA / Florida Department of Environmental Protection (FDEP) (regulatory agencies)	<ul style="list-style-type: none"> • Responsible for selecting site remedy that is protective of human health and the environment. • Responsible for oversight and enforcement of Beazer East's cleanup. • Does not have a role in local land use decision-making.
Community members (residents, community group representatives)	<ul style="list-style-type: none"> • Rights to use of public and private property affected by off-site contamination. • Right to provide public input for consideration in local land use planning and Superfund remedy selection processes.

Reuse Assessment Purpose

- Identify reasonably anticipated future land uses to inform upcoming remedy selection.
- Develop site reuse strategy to align anticipated uses with remedial design and cleanup activities.

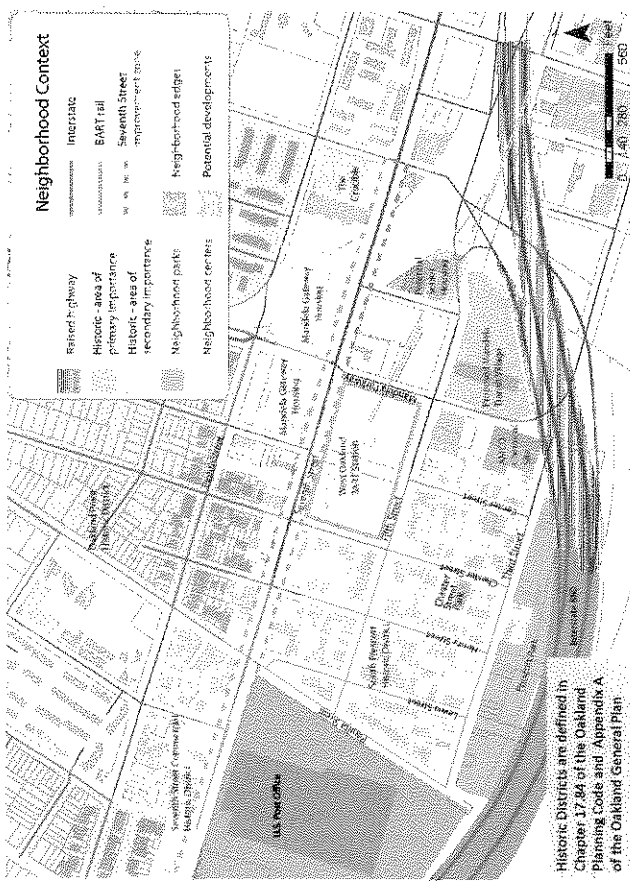
Cabot/Koppers Site Reuse Assessment Activities and Timeframes

Remedial Process Timeline

Proposed Cabot/Koppers Site Reuse Assessment Activities	Timeframes
Introductory Community Meeting	March 8, 2010
Identify Stakeholder Reuse Goals	March 2010
Develop Reuse Assessment and Framework	March – April 2010
Public Meeting to share reuse assessment for public input	May 2010
Finalize reuse framework and develop summary report	August 2010

Selected Remedial Activities	Activities	Date
Site-Wide Record of Decision (ROD)	Remedy selection for both Cabot Carbon and Koppers Wood Treating properties	1990
Supplemental Remedial Investigation	Identification of nature and extent of contamination; risk assessment	2002 - 2010
Feasibility Study	Evaluation of remedial action alternatives to address site contamination.	March 2010
Proposed Plan	Proposal of preferred remedial alternative(s) for public comment.	April-May 2010
ROD Amendment	Selection a new remedy for five operable units to replace the 1990 site wide ROD.	June-July 2010

Neighborhood Context



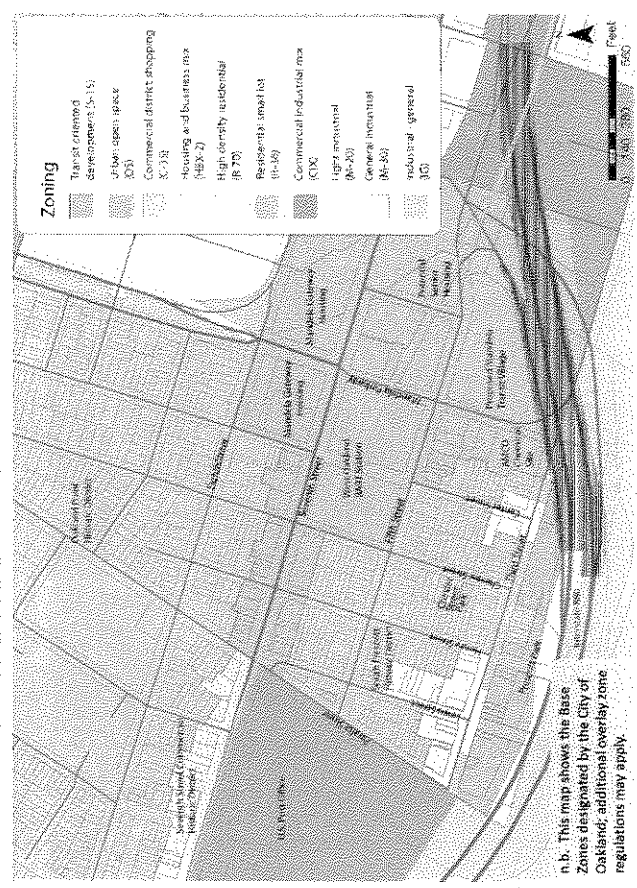
Amco Chemical Site - Oakland, California
Reuse Assessment Process

- Site Background
- Stakeholder Land Use Goals
- Site Characterization
- Future Use Scenarios

Site Background

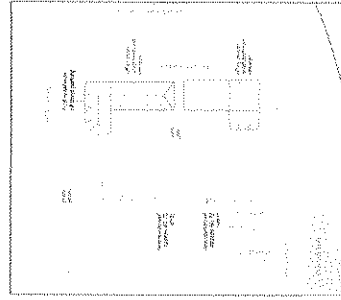
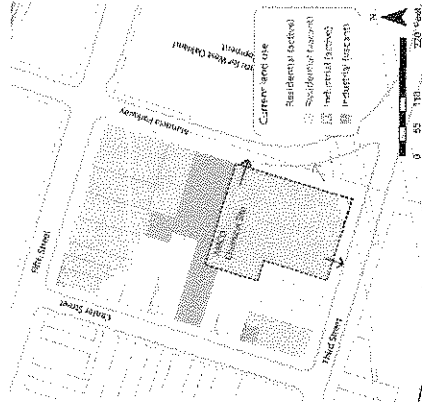
- Former industrial site adjacent to residential neighborhood.
- Area transitioning from industrial to mixed-use residential.
- Site one block from light rail station.
- City has zoned site as transit-oriented development.
- Residents would like to maintain single-family character
- Remedy constraints may preclude residential uses directly on the site, but could support office, commercial and other neighborhood-related uses.

Zoning Map

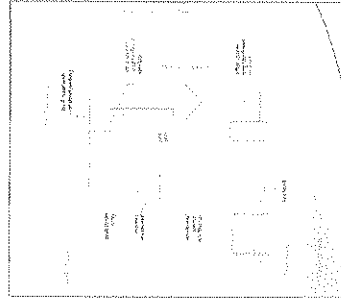


Future land use on the block around the AMCO site is likely to be Transit Oriented Development which may include residential, commercial, community institutions and open space.

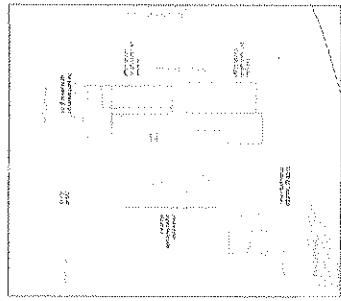
AMCO site is located on a block which may become a transition zone between the densest TOD areas and the core residential area of South Prescott.



Scenario 1:
Transitional Density TOD



Scenario 2:
Moderate Density TOD

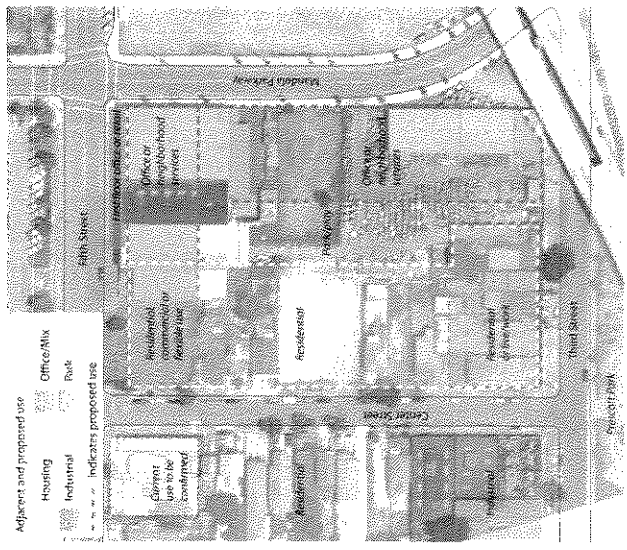


Scenario 3:
Block-wide TOD

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Scenario Context



Future Use Options

- Single Family Residential
- Multi-Family Residential
- Office/Neighborhood Services
- Commercial
- Live/Work Space