

March 5, 2009

Re: March 9, 2009 City Commission Meeting/ Koppers Land Use Discussion

Madam Mayor and City Commissioners;

Attached please find;

1. Hard copy of PowerPoint "Koppers Land Use Decision 3-9-09"

On disk please find;

1. File Format Converter Office 2007 from Microsoft (if needed)
2. PowerPoint "Koppers Air, Ground, and Water Pollution 5-1-08" (for the benefit of two new City Commissioners who were not at the May 1 joint City/County Commission meeting).
3. PowerPoint presentation "Koppers Land Use Decision 3-9-09"
4. Video "Koppers Stormwater Runoff to Springstead Creek"
5. Audio "Koppers Nuisance Noise"

Thank you for your attention to these matters.

Sincerely,

Robert Pearce

Future Land Use Designation/
EPA Cleanup Requirement
on
Koppers Superfund Site

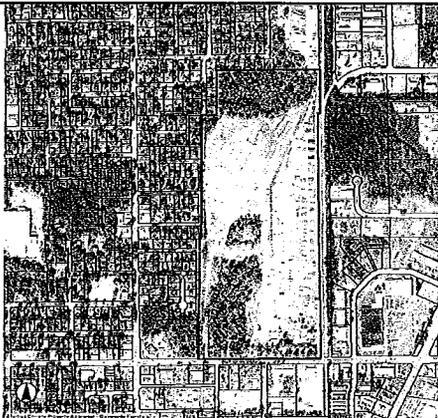
Changing the Industrial Land Use
and I-2 Zoning

- Appropriate
- Necessary
- Negligent *not* to do so

Purpose of Land Use Designations

- Place various land uses in appropriate locations
- Avoid adversely impacting residents
- Avoid adversely impacting the environment
- Encourage certain forms of development where they are desirable
- Discourage certain forms of development where they are not desirable

Bases to Support Changing Land Use
Designation at This Location



Bases to Support Change (cont.)

Current Industrial Land Use:

- Incompatible with City's growth
- Incompatible with surrounding development patterns
- Incompatible with nearby Springstead Creek

Bases to Support Change (cont.)

- Impedes higher-quality living standards of nearby residents
- Area no longer appropriate for heavy industrial I-2 Zoning
- Designated Urban Redevelopment Area on the Future Land Use map series

Current Adverse Impacts

- Unimpeded deep-soil penetration of contaminants/jeopardizing drinking water supply
- Continuing buildup of CCA contamination in the soil/increasing toxicity of the site/diminishes redevelopment potential
- Dust migration of contaminated soils into neighboring properties

Current Adverse Impacts (cont.)

- Nuisance noise from tree de-barker, buzz-saw, mechanical equipment, log-loaders deprives residents peaceful enjoyment of their property
- Contaminated, untreated stormwater runoff into Springstead Creek, Hogtown Creek, Floridan aquifer
- Depressed property values resulting from proximity to the site

Changing the Land Use and Zoning at this Point in Time

- Does not prohibit existing uses from continuing
- Does not render current uses illegal
- Does prevent further entrenchment/expansion of current uses

EPA Record of Decision/Residential Cleanup Standard

- City/County Commissions May 1, 2008 Joint Resolution: EPA should require the site to be cleaned up to residential cleanup standards
- Necessary to reverse both the historic, and the current continued saturation, penetration, dispersal of contaminants on, under, and off the site
- 1990 EPA Record of Decision—soil cleanup criteria to be based on future residential use of the site

Residential Cleanup Standard (cont.)

- Would allow for redevelopment of the site to a more desirable and appropriate use in the future
- Current Industrial land use classification of property will likely yield only industrial level cleanup requirement from EPA
- A land use designation of something other than Industrial could yield a significantly different cleanup standard requirement than the current Industrial land use designation

City/County Financial Incentive/ Redevelopment Potential

- Designated Urban Redevelopment Area on the Future Land Use map series
- Tax revenue at present \$24,000/year
- Tax revenue if redeveloped \$2,000,000+/year
- Possible agreement with local/state governmental agencies (city, county, state)/joint remediation effort

Comprehensive Plan Concurrency

- Future Land Use Element
 - Goal 1
Improve the quality of life and achieve a superior, sustainable, development pattern in the city.
 - Goal 2
Redevelop areas within the city, as needed, in a manner that promotes quality of life, transportation choice, a healthy economy, and discourages sprawl.

- Objective 2.1
Redevelopment should be encouraged to . . . improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.
- Policy 2.1.1
The City should identify potential infill and redevelopment sites and develop a strategy for reuse of these sites.

- Goal 3
Achieve the highest long-term quality of life for all Gainesville residents consistent with sound social, economic and environmental principles
- Objective 3.1
The City shall protect environmentally sensitive land

- Goal 4
The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses
- Policy 4.2.1
The City shall adopt land development regulations that provide protection for adjacent residential areas and low-intensity uses from the impacts of high-intensity uses by separating intense uses from low-intensity uses by transitional uses
- Goal 5
To enhance the city's commitment to improve and maintain the vitality of its neighborhoods.

- Stormwater Management Element
 - Goal 1
Design, construct and maintain a stormwater management system that . . . protects, preserves and enhances desirable water quality conditions, and to the maximum extent feasible, preserves . . . the existing natural systems.

➤ Conservation Element

➤ Objective 1.1

Upon adoption of this Plan, the City shall protect all significant environmental lands and resources identified in the Environmentally Significant Land and Resources Map Series within the Future Land Use Map Series.

➤ Potable Water & Wastewater Element

➤ Goal 1

To provide . . . safe, economic, reliable and environmentally sound water . . . and utility services.

Conclusion

Changing the Land Use designation on this parcel:

- Serves to help curb any further entrenchment or expansion of the existing pollution and pollution-creating uses on the property
- Is in the best interest of the quality of life for nearby residents
- Is in the best interest of our environment
- Is in the best long-term economic interest of the city

